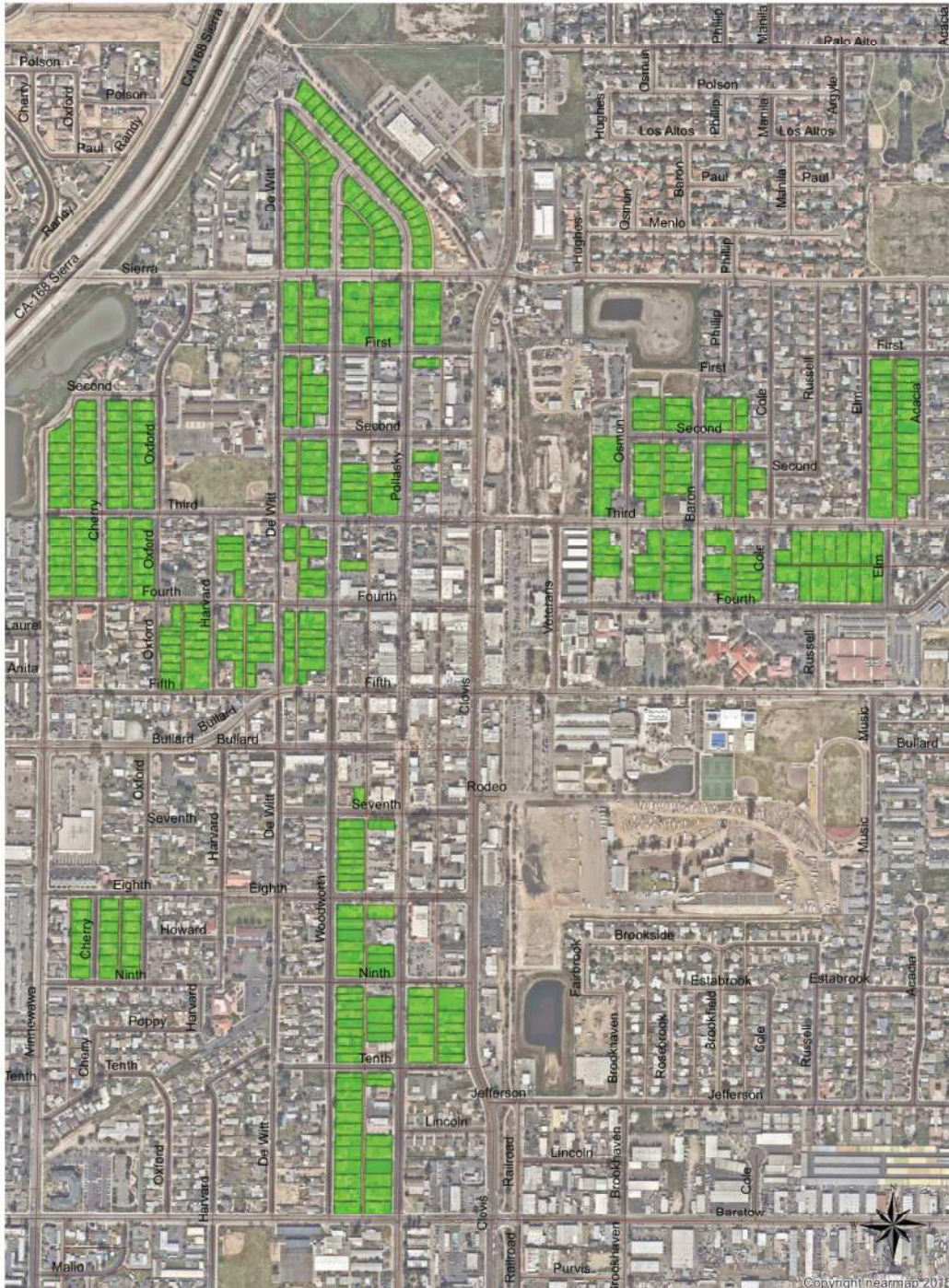


Qualifying Cottage Home Program Properties



Welcome
to the



**Clovis is pleased to announce
the unveiling of the Old Town
Cottage Home Program.**



CITY of CLOVIS

Cottage Home

In an effort to encourage infill residential development in the Old Town area, the City of Clovis has developed several "Cottage Home" plans that may be utilized on properties having alley access. These home plans (of less than 450 square feet of livable area) are intended to face onto alleys and provide for a unique pedestrian street environment.

Architectural Options



FRONT ELEVATION - A
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - B
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - C
SCALE: 1/4" = 1'-0"

The Plan

Beginning in August 2017, three different plans for "Cottage Homes" became available for use, free of charge, for qualifying properties in the Old Town area. see examples below:



Plan 1



Plan 2



Plan 3

To Qualify:

- Properties must be located within the boundaries of the Old Town Cottage Home Program (see attached map)
- Must have alley access
- Must have adequate space to accommodate the unit and its one required 10' x 20' parking space
- The "Cottage" home must have access to utilities

What we provide:

- Basic floor plans to see which cottage home best fits your property
- Not-for-construction plans to get contractor bids
- Building permit submittal package
- Fee-waived checked plans

To begin the process:

An applicant shall arrange an introductory meeting with staff to review your particular site, discuss plans and identify how to place the structure on the property.

For questions or to make an appointment, please contact:

Cottage Home Program

Maria Spera

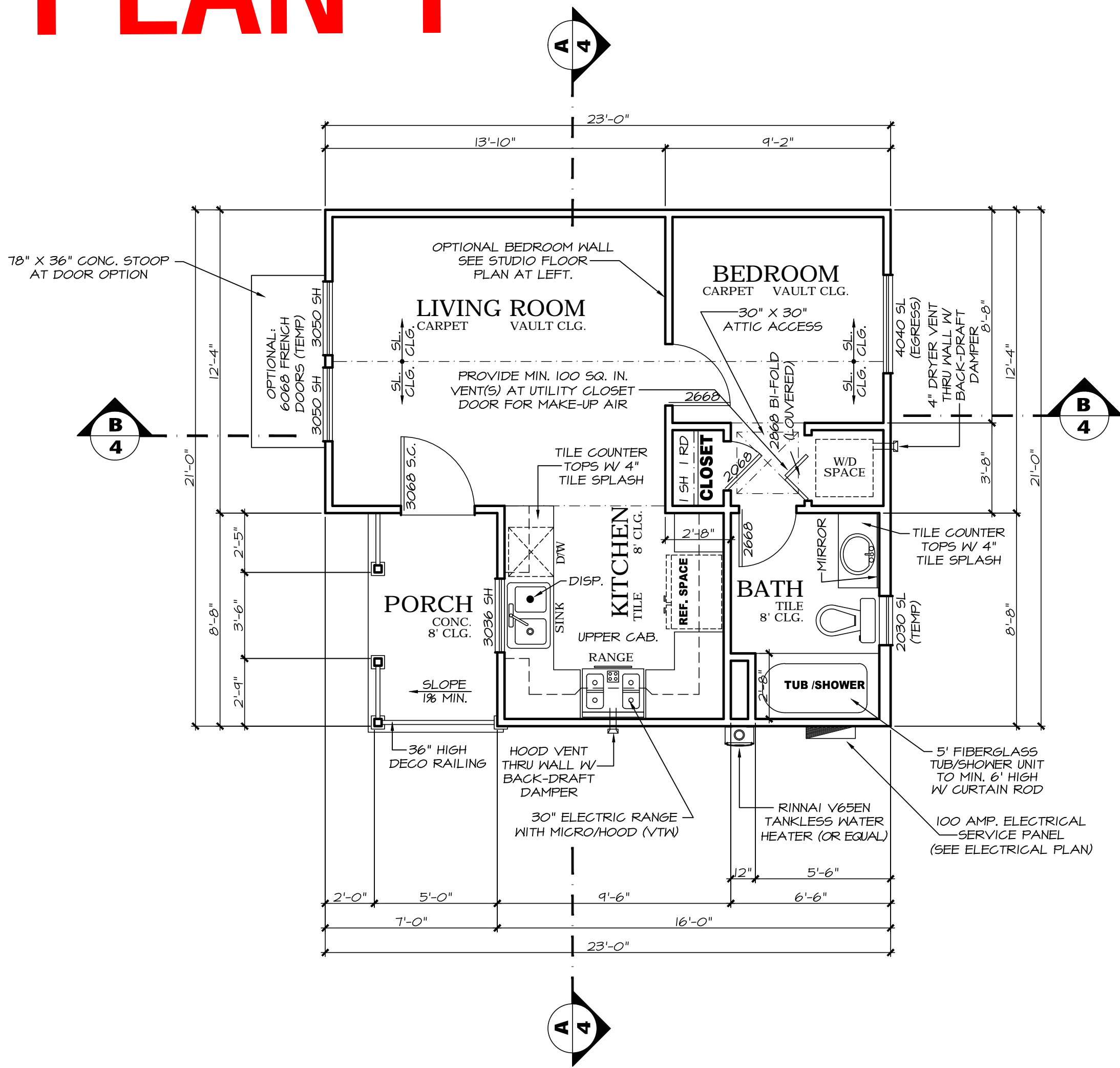
email: cottagehomes@cityofclovis.com

phone: (559) 324-2355



RESIDENTIAL LAND USE		LAND USE / PRODUCT		DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE	
KEY MAP		Pedestrian Residential	STANDARD	NOTES		ARCHITECTURE	
		DESIGNATION					
		Planning Area(s)		7			
		Zone District		R-1			
		GP Density Range		4.1 – 7.0 du/ac		Medium Density Residential	
		Dwelling Units				One dwelling unit per lot. Lots with side street or alley access may have one additional unit not to exceed 400 square feet.	
		Land Use		The use of land designated PR shall comply with those uses listed under Permitted Uses (see bottom left)			
		BUILDING INTENSITY					
		Minimum Lot Area		6,000sqft			
		Minimum Lot Width		60'		*No lot shall have a maximum lot width to depth ratio of four to one.	
		Minimum Lot Depth		100'			
		Maximum Coverage		50%			
Maximum Height		35'					
Curved/Cul-de-sac/Corner Lot		For street frontage/For lot depth on one side of lot; lot to provide adequate building envelope					
PR (Pedestrian Residential)		BUILDING SETBACKS					
		Front Yard		20' min* / 12' min		To garage/To living area and side loaded garages.	
		Side Yard (Interior)		5' min			
LAND USE TOTAL AREA		Corner Lot/ Reversed Corner Lot		0'/10'/20' min 15'/15'/20' min		To side yard fence/To living area/To face of garage.	
		Rear Yard		20'min		Excepting garages and second units subject to a rear yard encroachment.	
DESCRIPTION		GARAGES/STREETS/PARKING					
PR (Pedestrian Residential) allows for standard Single Family Residential homes as allowed under the R-1 Zone District development standards. When an alley or side street access is available, it allows for an additional (or second) residential unit up to 400 square feet. This Planning Area encourages the creation pedestrian scale neighborhoods facing onto alleys and trails. Each second unit shall have at least one 9' x 20' covered or uncovered parking space dedicated to that unit. Separate utilities are not required.		Sidewalks		5' wide		Sidewalks between parkway/PL; alongside yards between parkway/landscape easement.	
		Garages		2-car		20'x22'*min	
				3-car		30'x22'* min or 20'x22'* min w/ tandem 10'x18' min; swing-in garage 10'x20'min	
				*Historic garages shall be found conforming under an approved Administrative Use Permit. Minimum 26'back-up area from garage door.			
		Streets		N/A		Curb-to-curb; reference <i>Street Sections</i> .	
PERMITTED USES		ACCESSORY USES					
*All Uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.	<ul style="list-style-type: none">❖ Single Family dwellings of a permanent nature and accessory residential uses with not more than 2 du/lot❖ All uses permitted under an R-1 zone❖ Temporary sales offices and model homes❖ Home occupations❖ Open space	Walls/Fences		6'high max		Fencing style should be reflective of the era of the home.	
		Trellises		12' high max			
		Pools and Spas		5' minimum setback		Water portion to rear and side PLs. Pool and spa may not be located in front yard.	
		Equipment		Pool, spa and fountain equipment allowed in side yard easement.			
		Detached Covered Structures		12' high max		Covered structures and additions should harmonize with the architecture of the main structure	
		The Imagery conveys samples of the architectural character intended for these neighborhoods.					

PLAN 1



REVERSE FLOOR PLAN

SCALE: 1/4" = 1'-0"

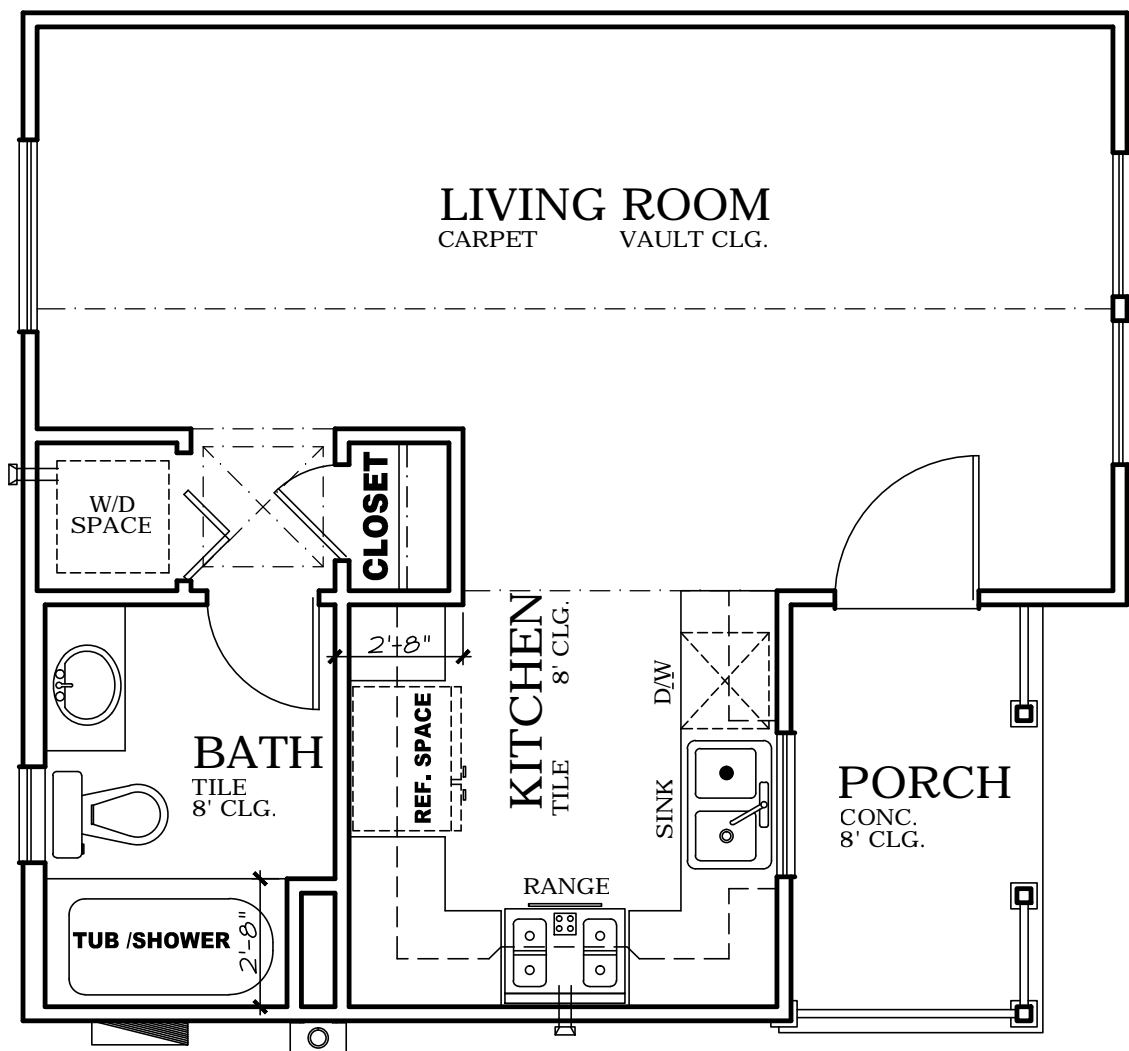
1 BEDRM PLAN
397 S.F.

WATER HEATING MANDATORY MEASURES

WATER HEATING SYSTEMS USING GAS TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING COMPONENTS:

- A 120 VOLT ELECTRICAL RECEPTACLE WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS
- A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.
- A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINAGE WITHOUT PUMP ASSISTANCE.
- A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/Hr.

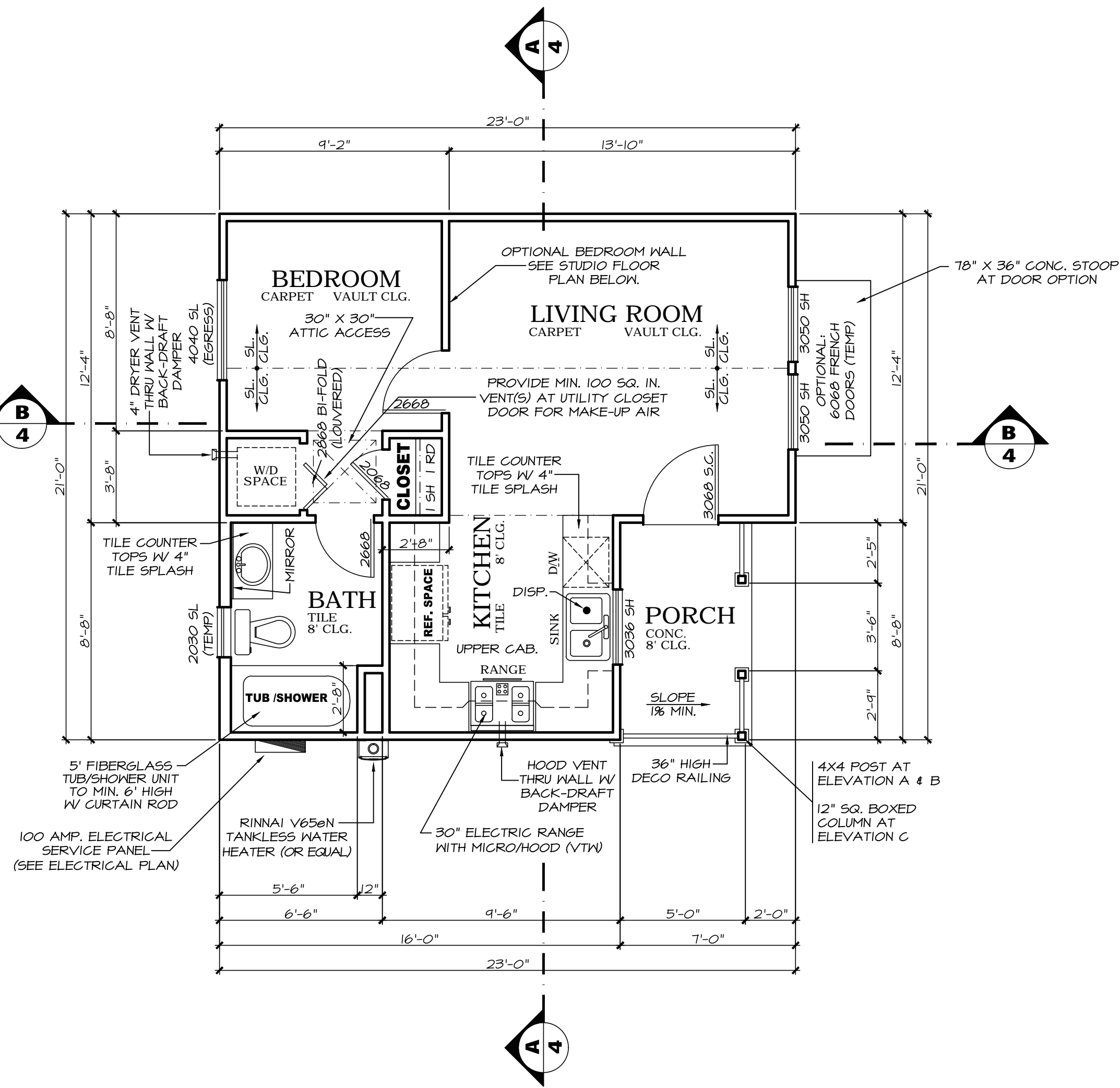
MINIMUM 1" THICK PIPE INSULATION SHALL BE INSTALLED ON HOT WATER PIPES FROM THE WATER HEATER TO THE KITCHEN FIXTURES.



SEE 1 BEDROOM FLOOR PLAN FOR TYPICAL NOTES AND DIMENSIONS.

STUDIO FLOOR PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 BEDRM PLAN
397 S.F.

FLOOR PLAN NOTES

CONSTRUCTION SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL (CRC), MECHANICAL (CMC), PLUMBING (CPC) AND ELECTRICAL (CEC) CODES, AND THE 2016 CALIFORNIA ENERGY CODE AS AMENDED BY LOCAL ORDINANCES.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AT JOBSITE PRIOR TO THE START OF ANY WORK.

IF ERRORS ARE FOUND WITHIN THESE DRAWINGS, THE DESIGNER SHALL BE CONSULTED FOR CORRECTIONS PRIOR TO CONTINUANCE OF WORK AFFECTED.

ALL FRAMING LUMBER SHALL BE D.F. #2 OR BETTER UNLESS NOTED OTHERWISE. PROVIDE FIRE BLOCKING AT FLOORS, CEILING COVES AND SOFFITS AND AT 10'-0" INTERVALS.

PROVIDE FIRE-STOP AT ALL FURRED DOWN AREAS INCLUDING ARCHED AREAS, AT MAX. 10'-0" O.G. HORIZONTAL AND VERTICAL, AND AT ALL FLOOR AND CEILING LEVELS.

PROVIDE FIRE-STOP AT ALL COLUMNS AT MAX. 10'-0" HIGH.

FINGER JOINTED STUDS MUST BE GRADE STAMPED BY AN APPROVED ICBO INSPECTION AGENCY, AND CLEARLY SPECIFIED ON PLANS. (NO FINGER JOINTED STUDS SHALL BE USED IN ANY SHEAR WALL)

WINDOW SILL HEIGHT SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE NET CLEAR OPENING TO THE FINISHED FLOOR IN ALL SLEEPING ROOMS.

FLOOR AND LANDINGS ON EACH SIDE OF DOORWAYS SHALL CONFORM TO THE REQUIREMENTS OF CRC R311.3.

A. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED AND SHALL EXTEND A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

B. LANDINGS SHALL BE NO MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD.

C. LANDINGS MAY BE NO MORE THAN 1 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

D. THE MINIMUM NET HEIGHT OF REQUIRED EGRESS DOORS SHALL BE NOT LESS THAN 78" MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE DOOR STOP

THE ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL

FASTENERS AND CONNECTORS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED GALVANIZED STEEL PER CRC R317.3.1

GYPSUM WALL BOARD NAILING SHALL BE IN ACCORDANCE WITH CRC TABLE R702.3.5 PRIOR TO COVERING NAILS

AFTER INSTALLING HVAC EQUIPMENT AND WATER HEATING SYSTEMS, THE INSTALLER SHALL SUBMIT TO THE BUILDING DEPARTMENT AND THE OWNER, REGISTERED COPIES OF THE CF-6R SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION.

WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE FIXTURE. THE WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION.

CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS. WATER RESISTIVE GYP. BOARD IS NOT PERMITTED AT THESE LOCATIONS.

REGISTERED COPIES OF THE CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.

AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED R-VALUE.

JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED WITH GASKETS, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION

EVERY MANUFACTURED AND SITE-BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACTOR, THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 116(A). THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR.

GREEN BUILDING STANDARDS

THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.20 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U. S. EPA WATER SENSE SPECIFICATION FOR TANK-TYPE TOILETS.

SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWER HEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U. S. EPA WATER SENSE SPECIFICATION FOR SHOWER HEADS. (VOLUME IS LIMITED TO 2.0 GALLONS PER SHOWER AREA REGARDLESS OF THE NUMBER OF SHOWER HEADS)

THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

AREA SCHEDULE

RESIDENCE:	397 S.F.
PORCH:	43 S.F.
TOTAL COVERED AREA:	466 S.F.

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DATE: 04.12.17

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STANDARD PLAN #1 FOR:

CITY OF CLOVIS

1033 FIFTH STREET

CLOVIS, CA 93612

PHONE: 559.324-2300

FLOOR PLAN

SHEET

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FLOOR PLAN

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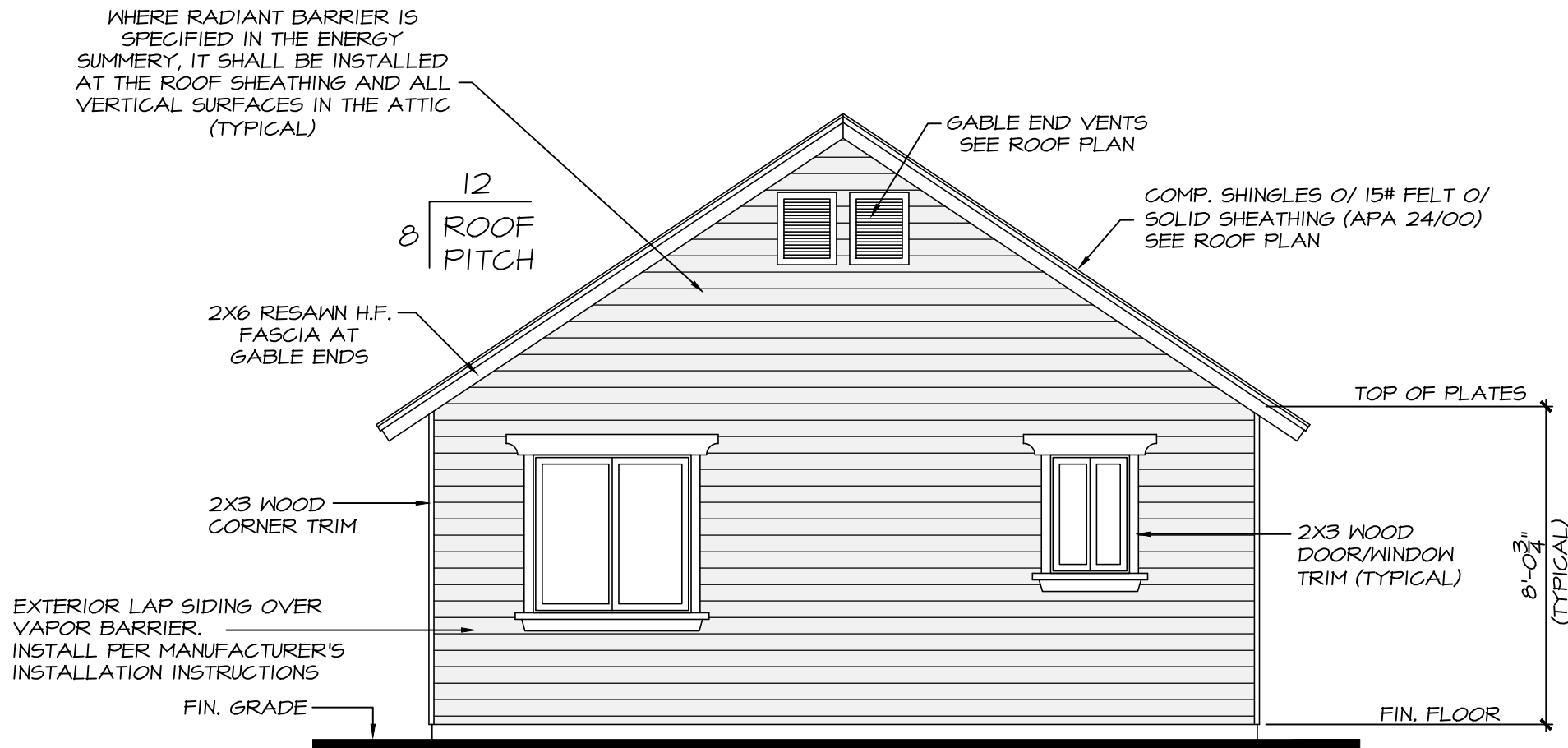
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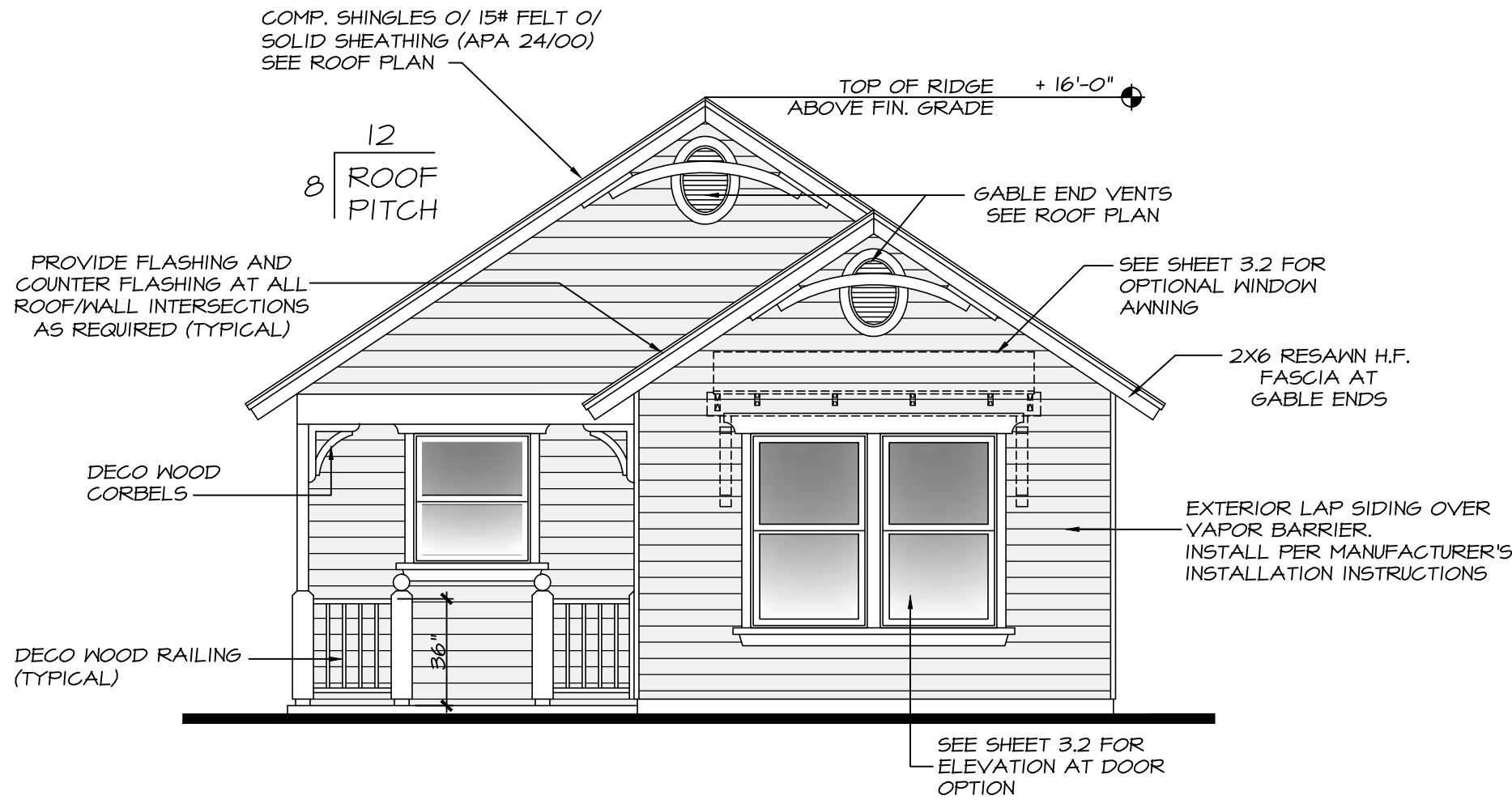


Plan 1



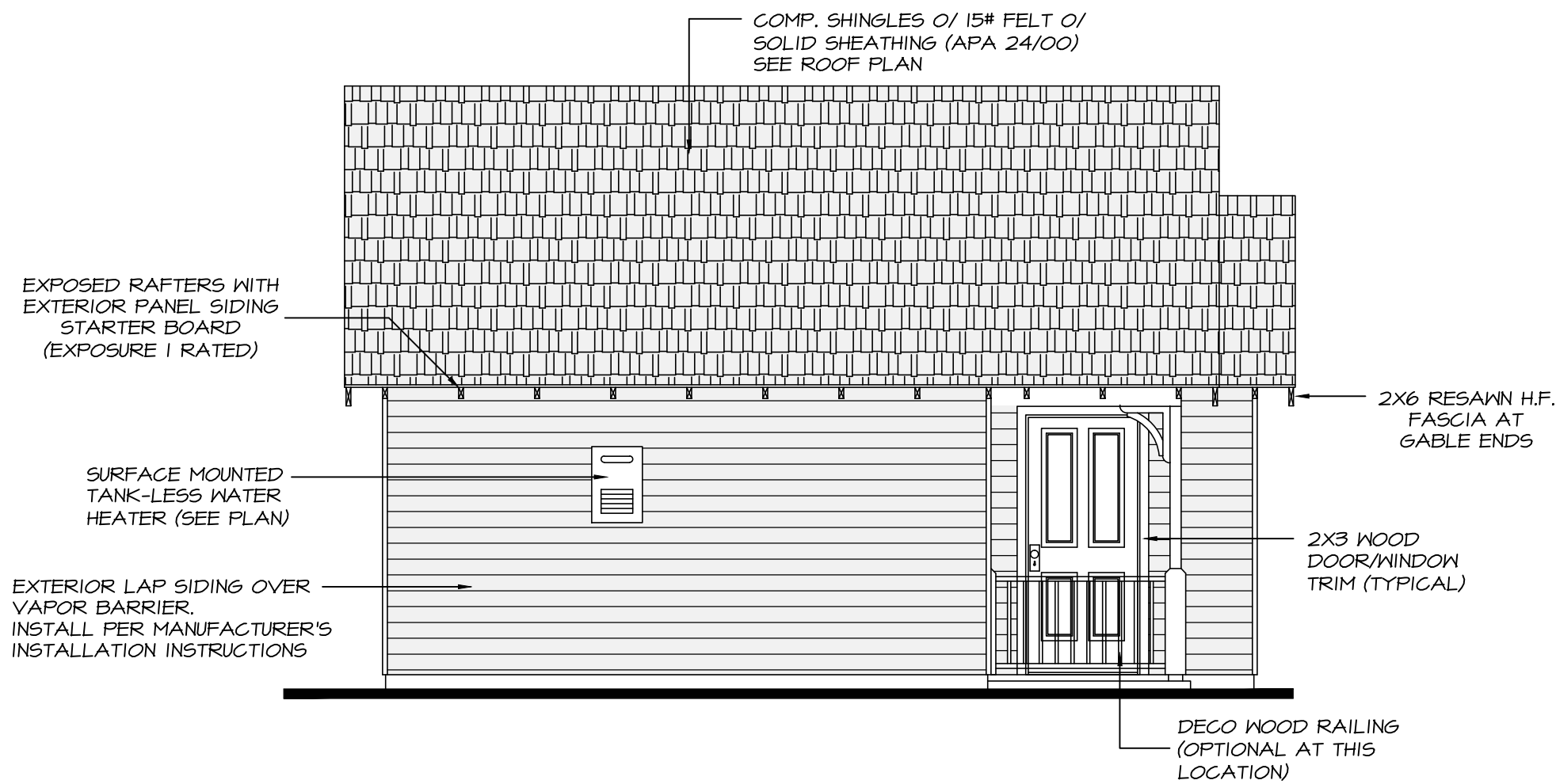
REAR ELEVATION - A

SCALE: 1/4" = 1'-0"



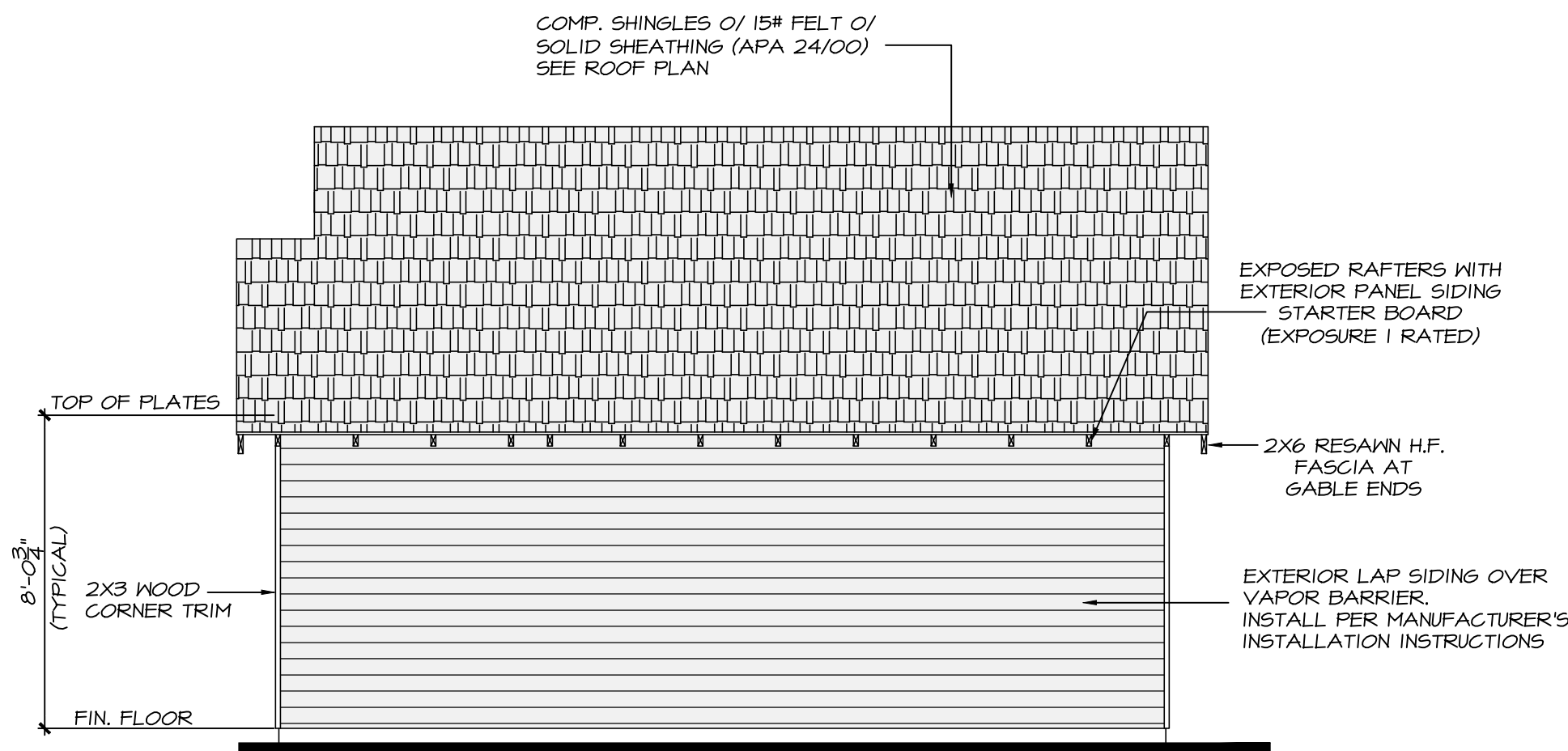
FRONT ELEVATION - A

SCALE: 1/4" = 1'-0"



LEFT ELEVATION - A

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - A

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER CRC R103.2.

TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING CRC R103.6.3

DATE: 04.12.17

C W B DESIGNS

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ELEVATION - A

SHEET

3.1

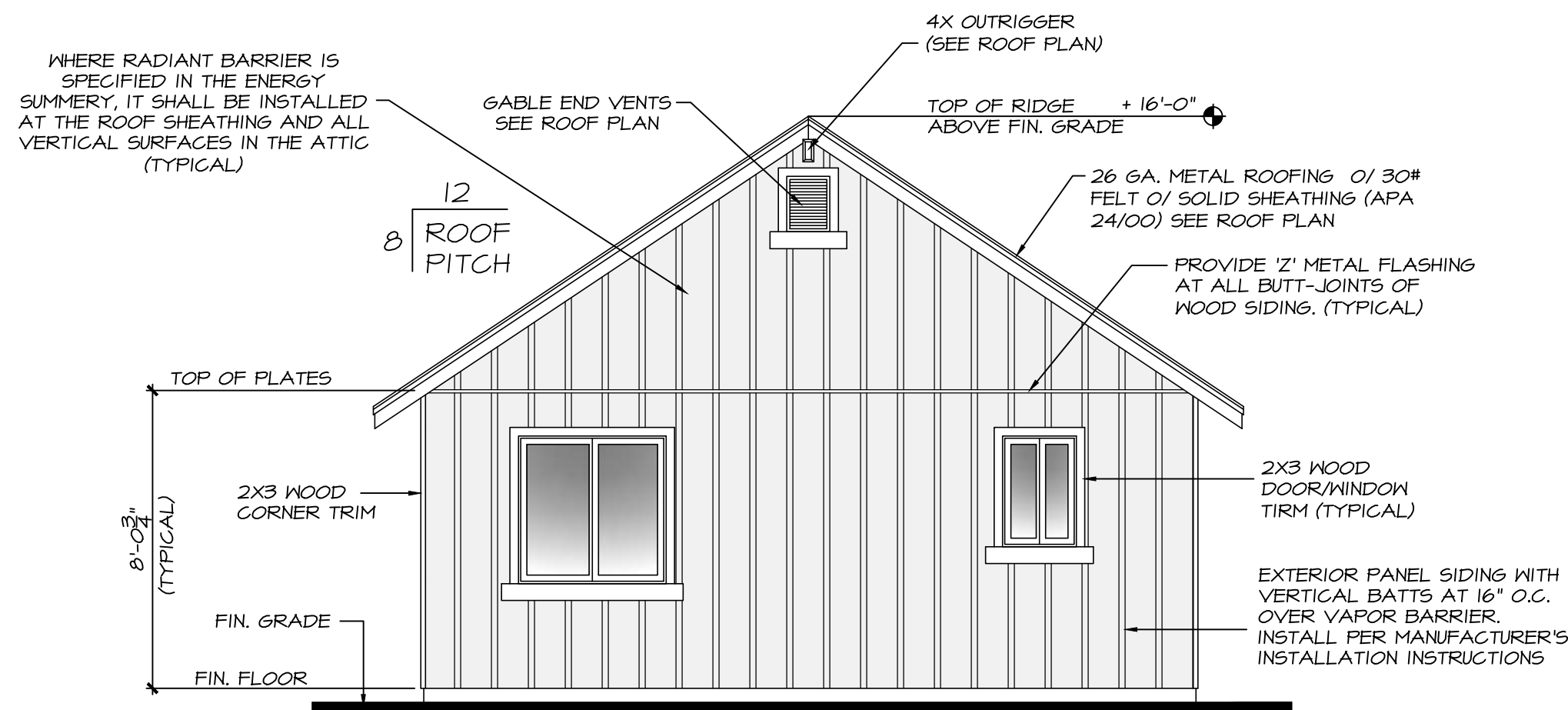
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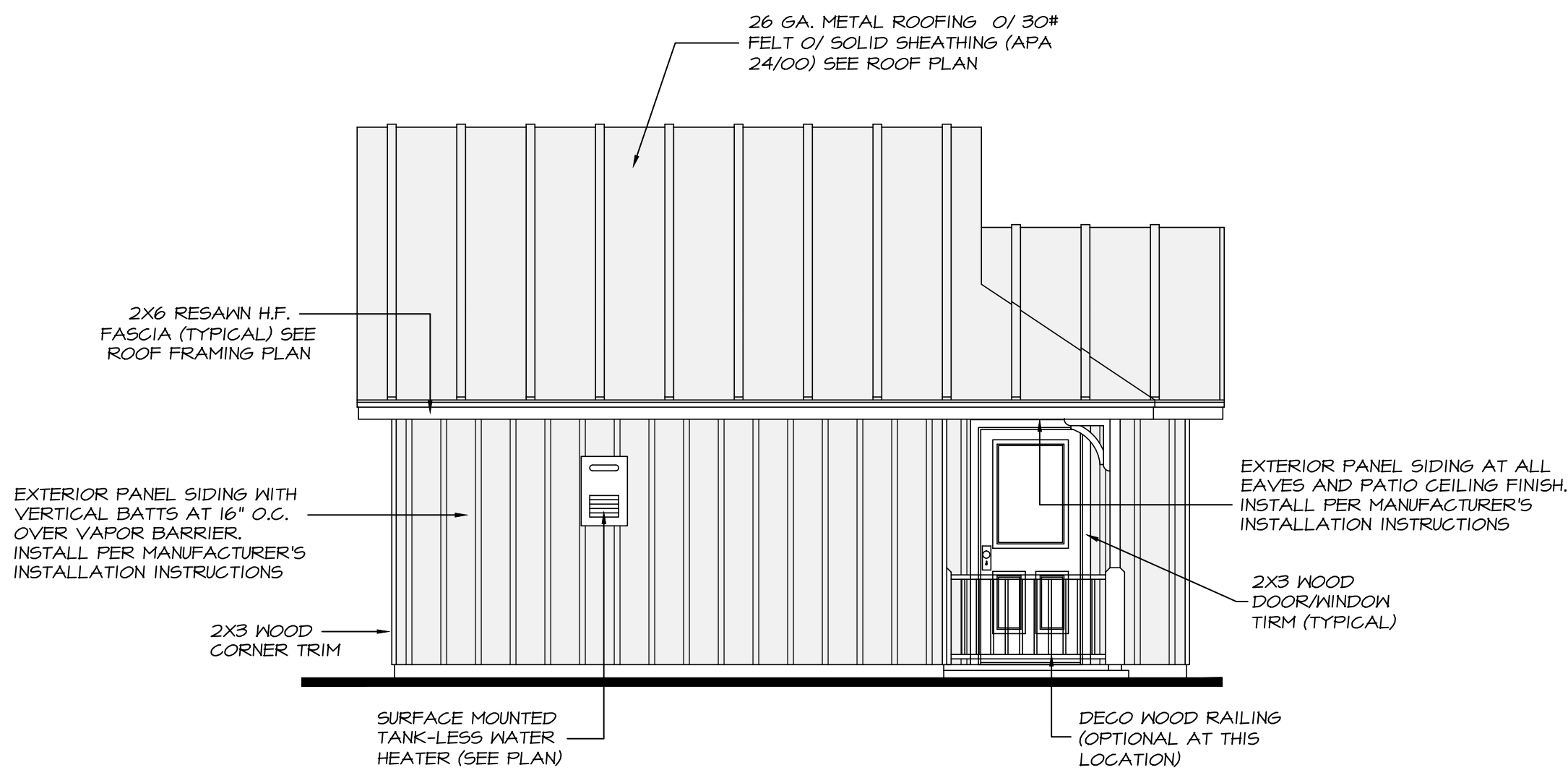
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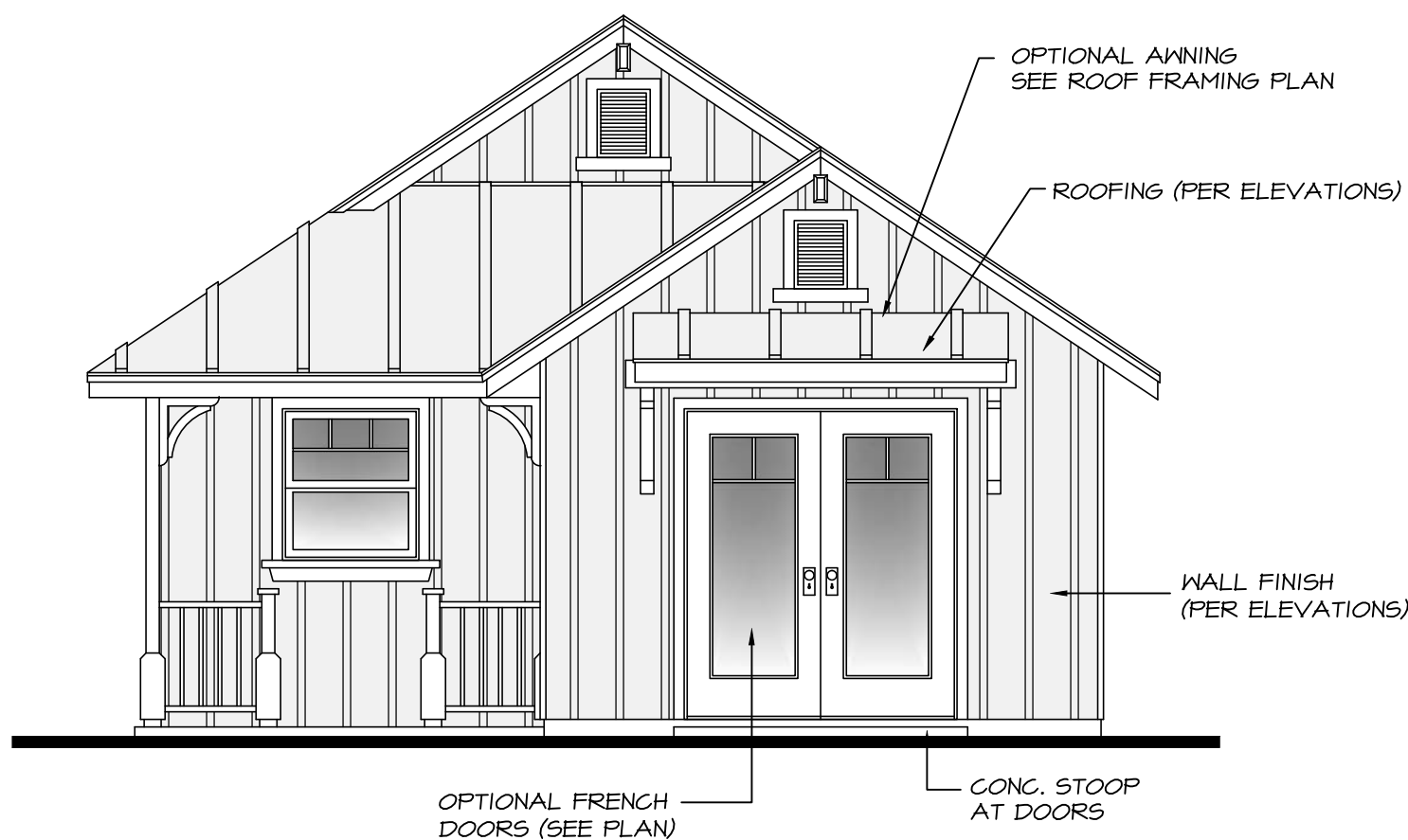
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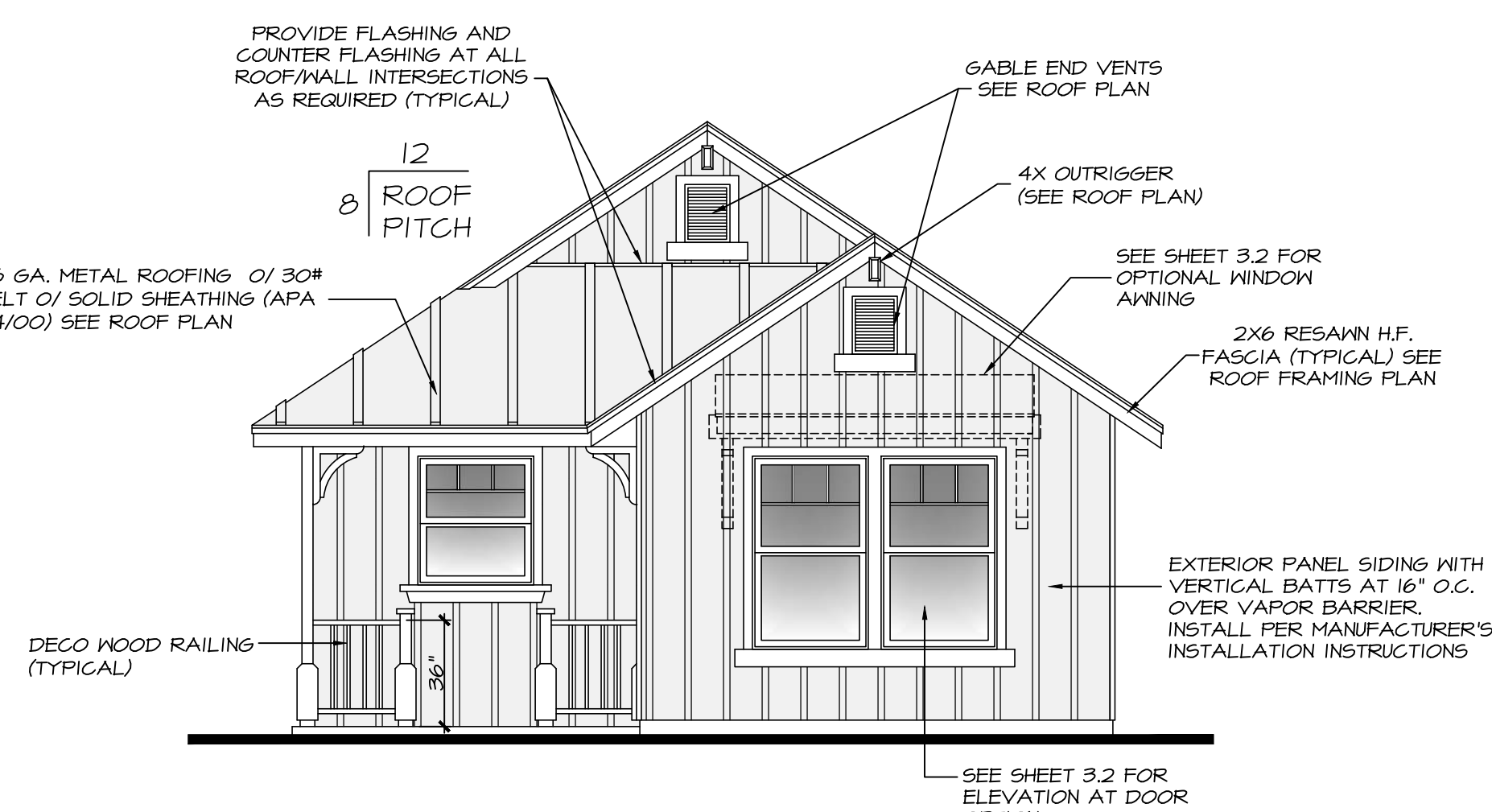
REAR ELEVATION - B
SCALE: 1/4" = 1'-0"



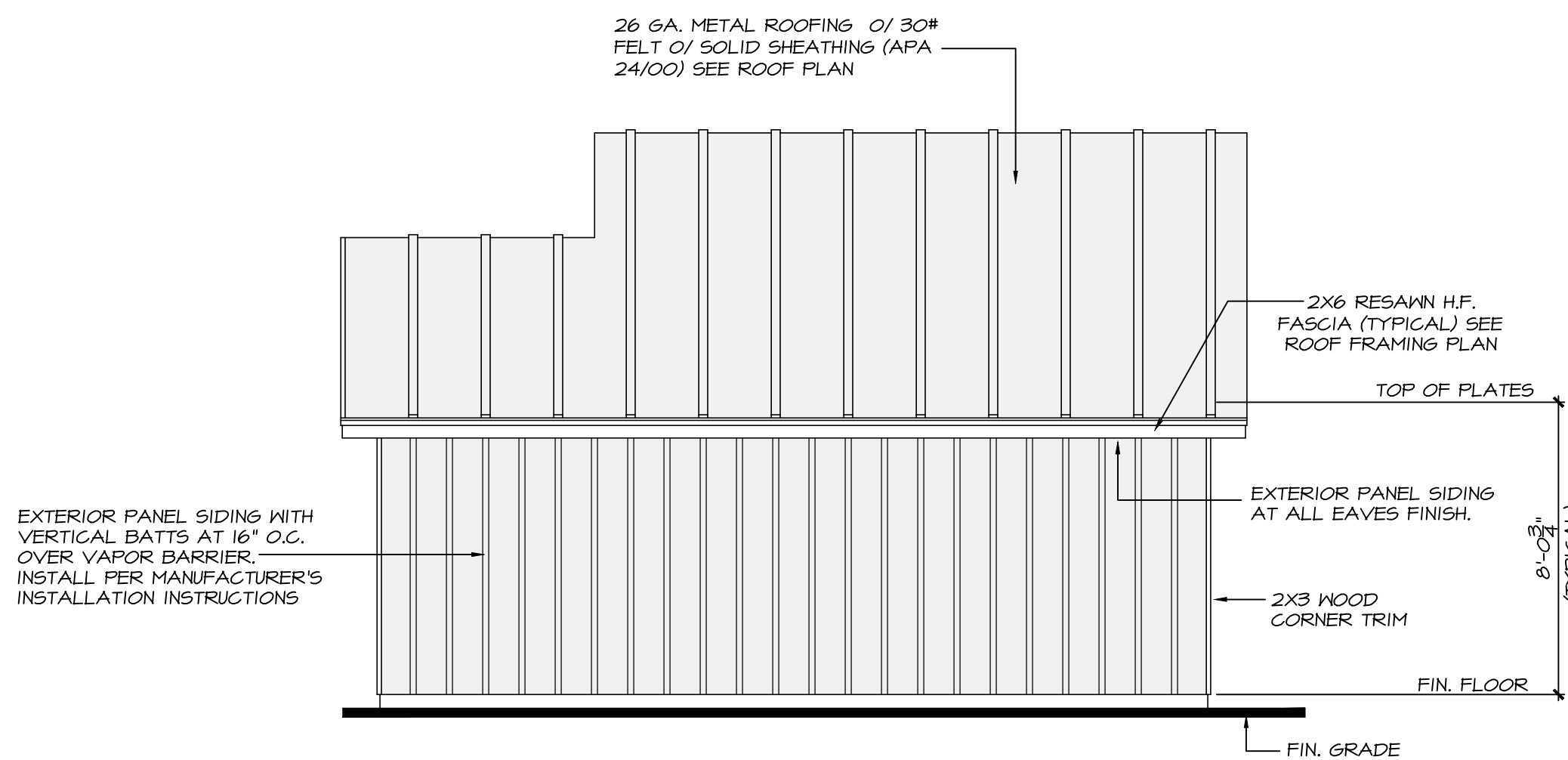
LEFT ELEVATION - B
SCALE: 1/4" = 1'-0"



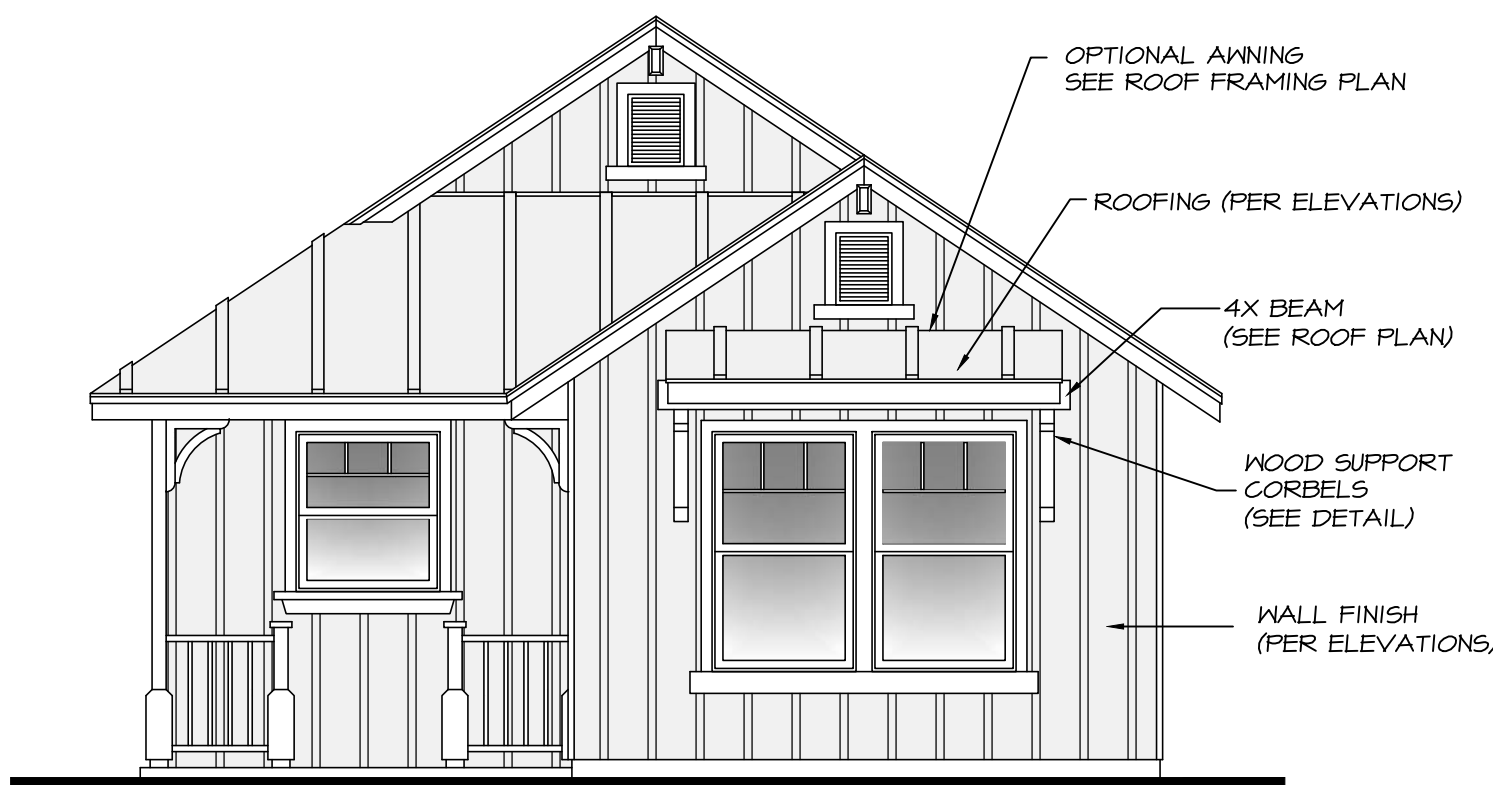
OPTIONAL FRENCH DOORS
SCALE: 1/4" = 1'-0"
ELEVATION - B
ELEVATION A&C SIMILAR



FRONT ELEVATION - B
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - B
SCALE: 1/4" = 1'-0"



OPTIONAL WINDOW AWNING
SCALE: 1/4" = 1'-0"
ELEVATION - B
ELEVATION A&C SIMILAR

ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER CRC R703.2.

TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING CRC R703.6.3

REVISIONS	
REV	DATE
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SUB	-
BC	-

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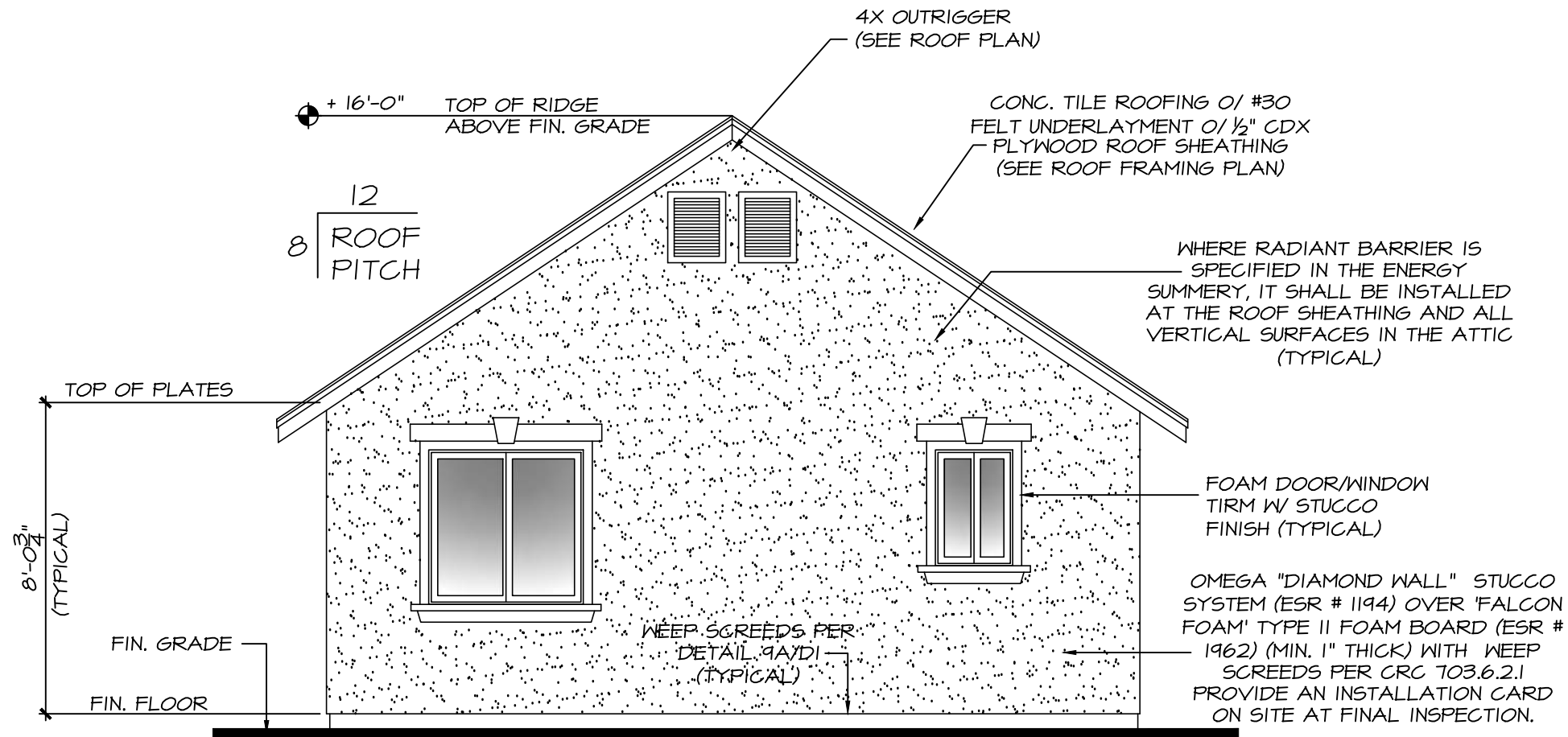
ELEVATION - B

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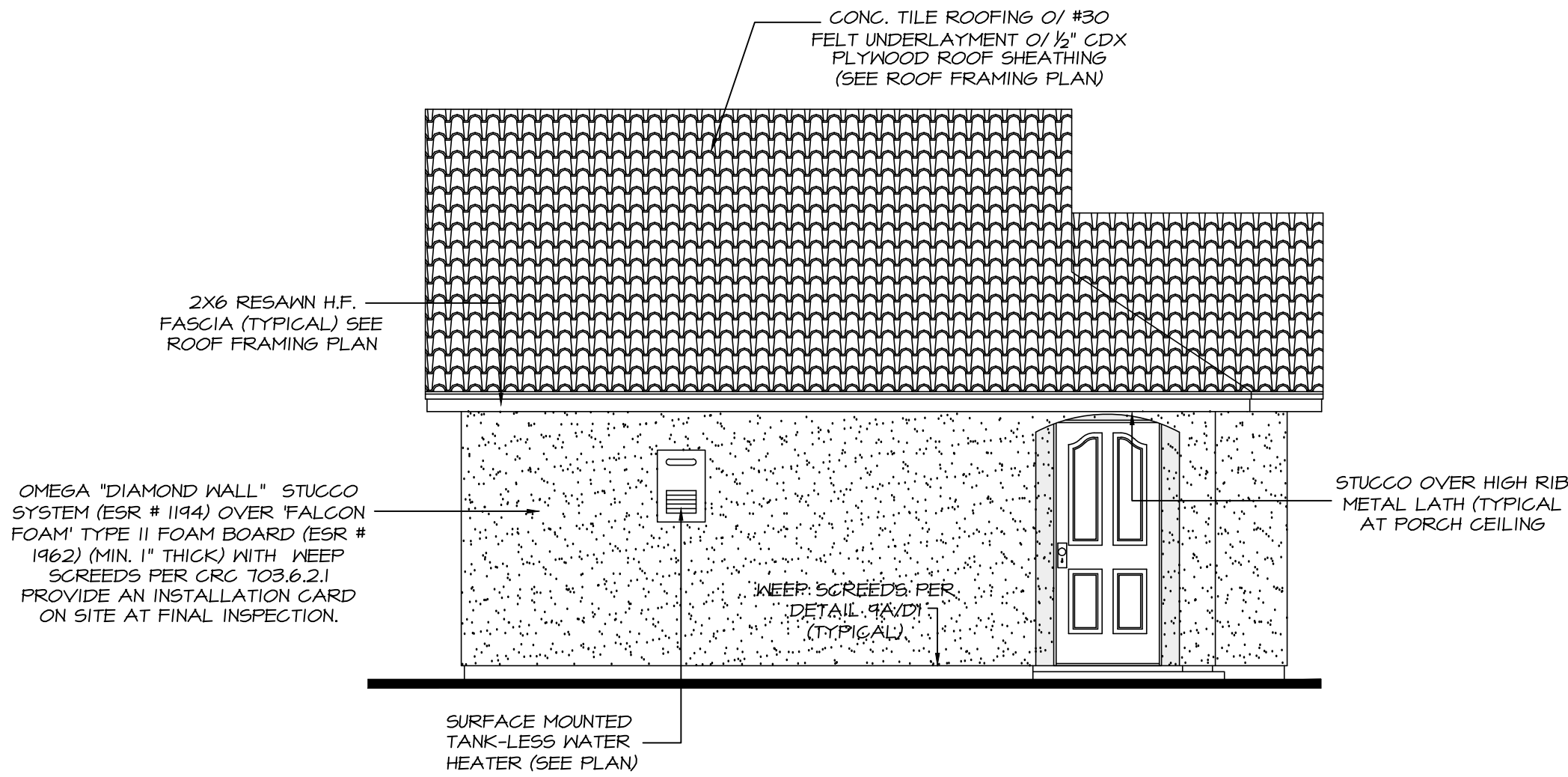
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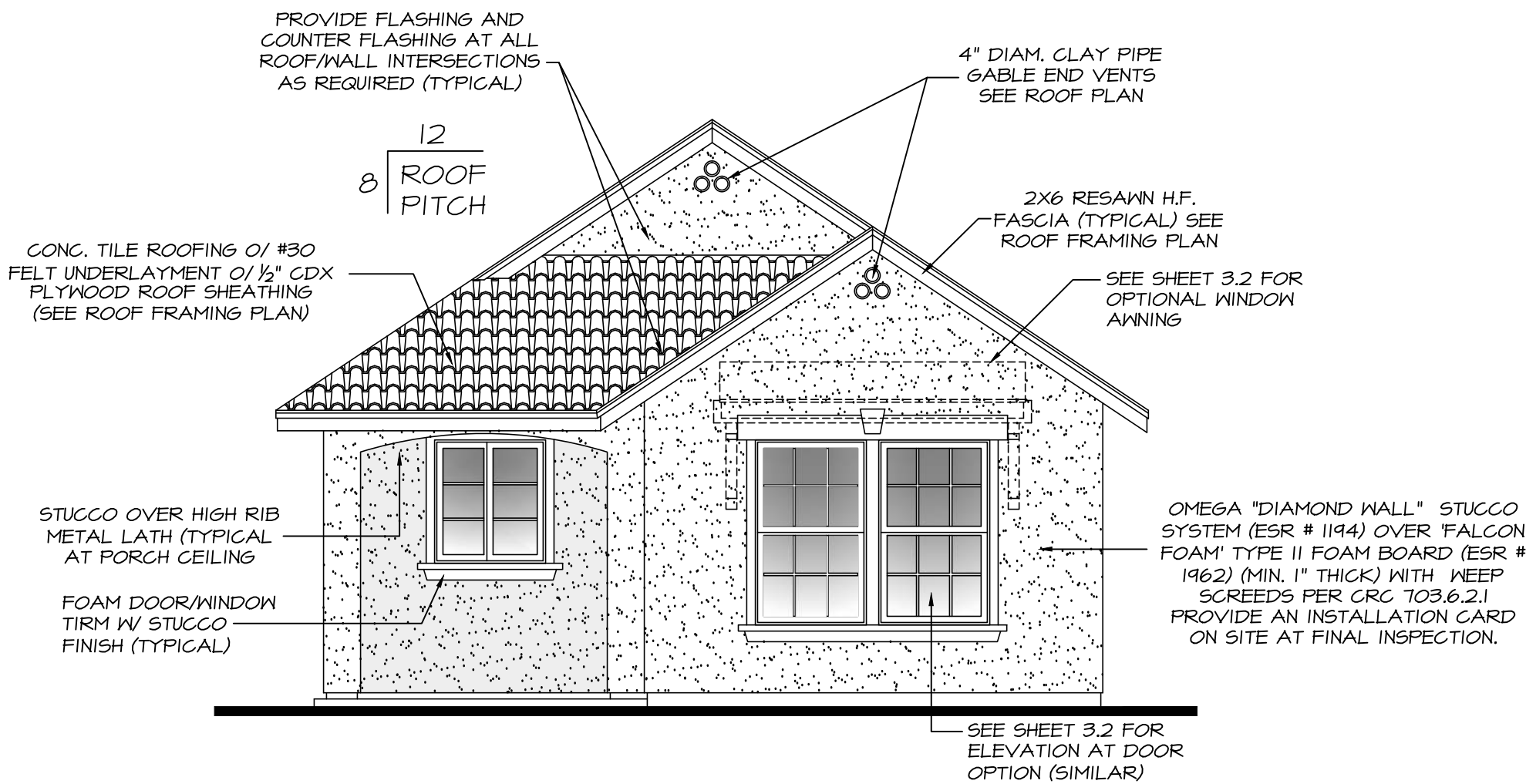
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SCALE: 1/4" = 1'-0"



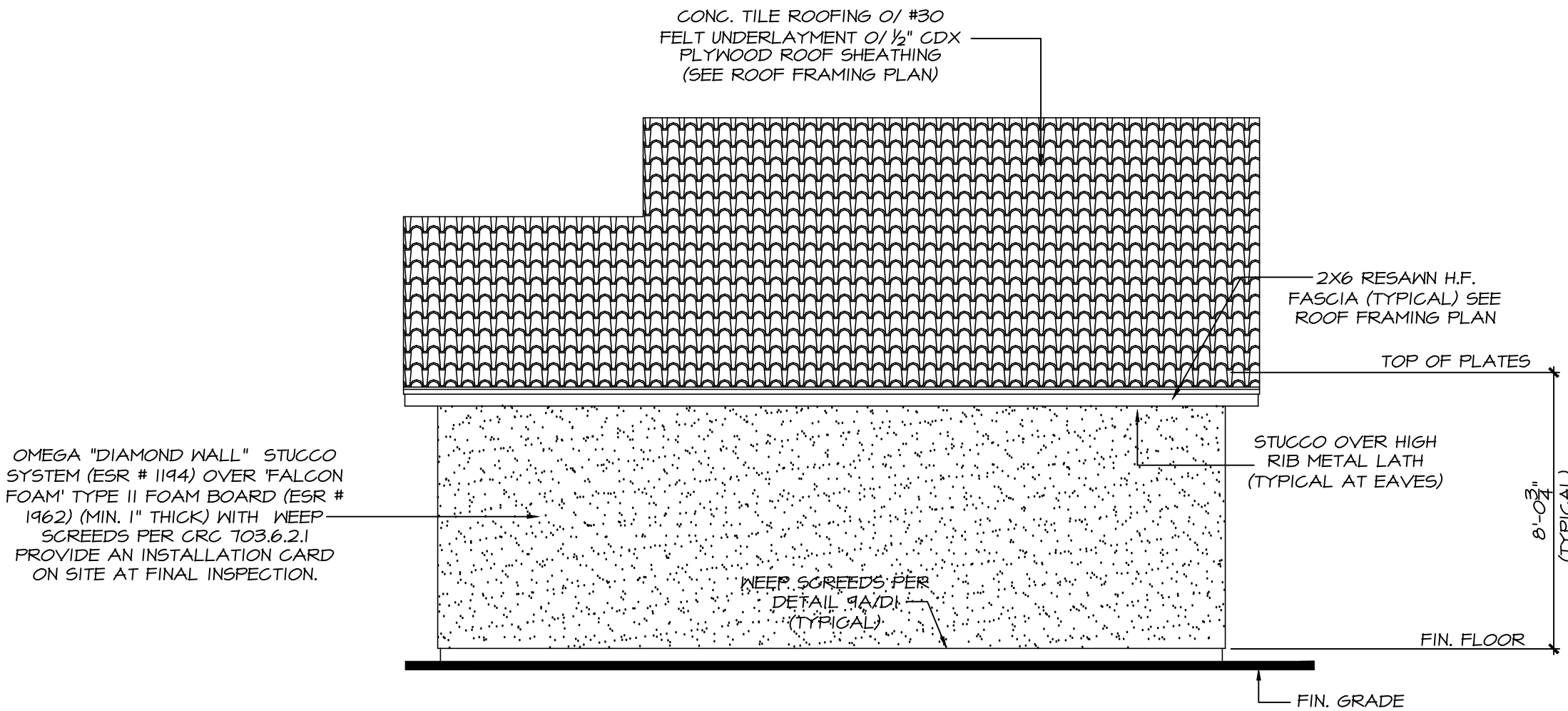
LEFT ELEVATION - C

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - C

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - C

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

ALL LATH AND PLASTER SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE PROVIDED WITH KEEP SCREEDS PER CRC 103.6.2.1

ALL STUCCO LATH SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER CRC R103.2.

TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING CRC R103.6.3

PER ICC REPORT ESR 1194, A SPECIAL INSPECTION IS REQUIRED FOR STUCCO;

1. LATH INSTALLATION, PRIOR TO COATING APPLICATION
2. FIELD BATCHING AND MIXING OF COMPONENTS.

DATE: 04.12.17

C W B DESIGNS

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CLOVIS, CA 93612
PHONE: 559.294.6534

STANDARD PLAN #1 FOR:

CITY OF CLOVIS

1033 FIFTH STREET
CLOVIS, CA 93612
PHONE: 559.324-2300

ELEVATION - C

SHEET

3.3

OF -

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PLAN 2

REVERSE FLOOR PLAN

SCALE: 1/4" = 1'-0"

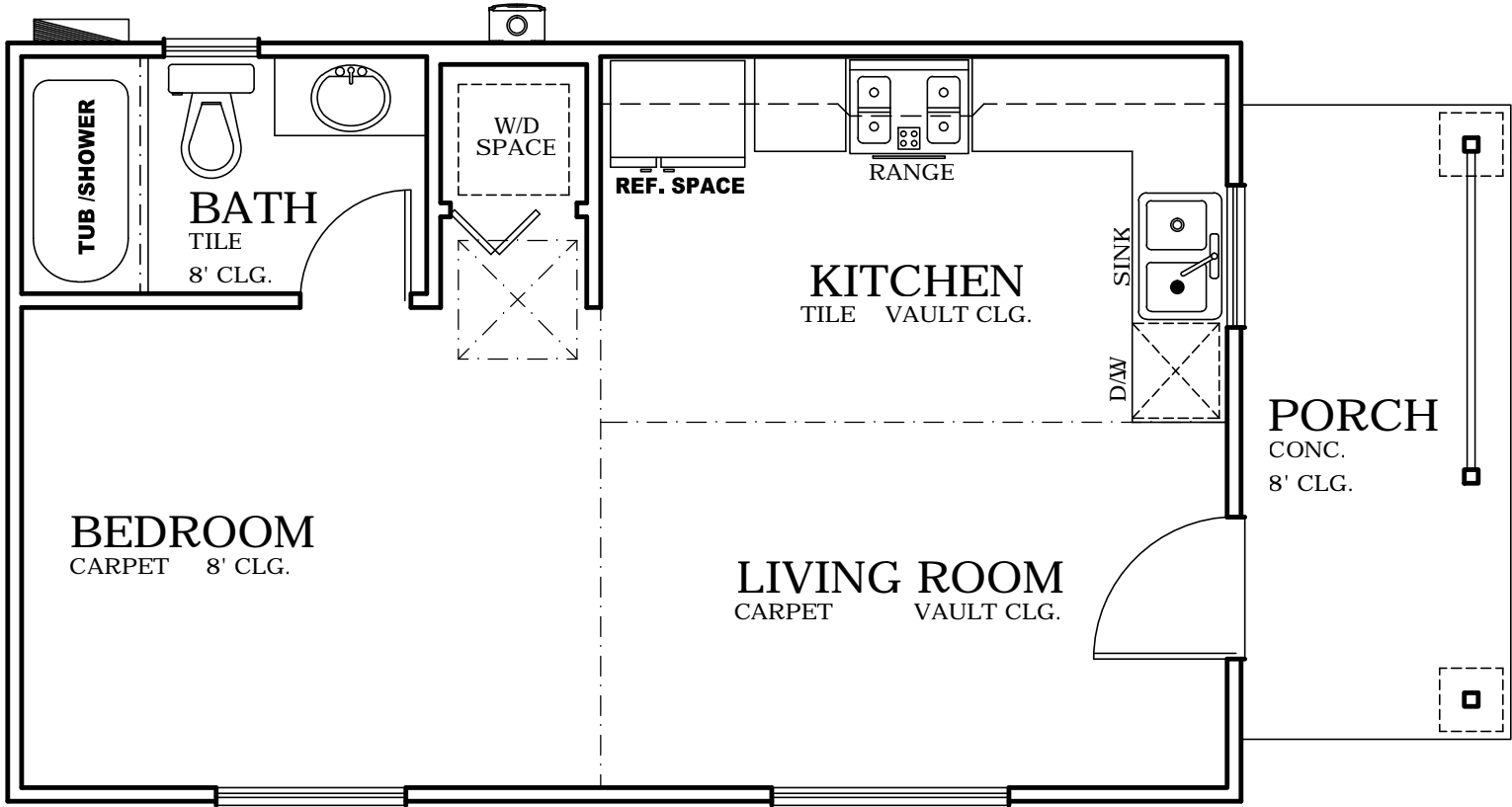
1 BEDRM PLAN
392 S.F.

WATER HEATING MANDATORY MEASURES

WATER HEATING SYSTEMS USING GAS TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING COMPONENTS:

- A) A 120 VOLT ELECTRICAL RECEPTACLE WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS
- B) A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.
- C) A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINAGE WITHOUT PUMP ASSISTANCE.
- D) A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.

MINIMUM 1" THICK PIPE INSULATION SHALL BE INSTALLED ON HOT WATER PIPES FROM THE WATER HEATER TO THE KITCHEN FIXTURES.



SEE 1 BEDROOM FLOOR PLAN FOR
TYPICAL NOTES AND DIMENSIONS.

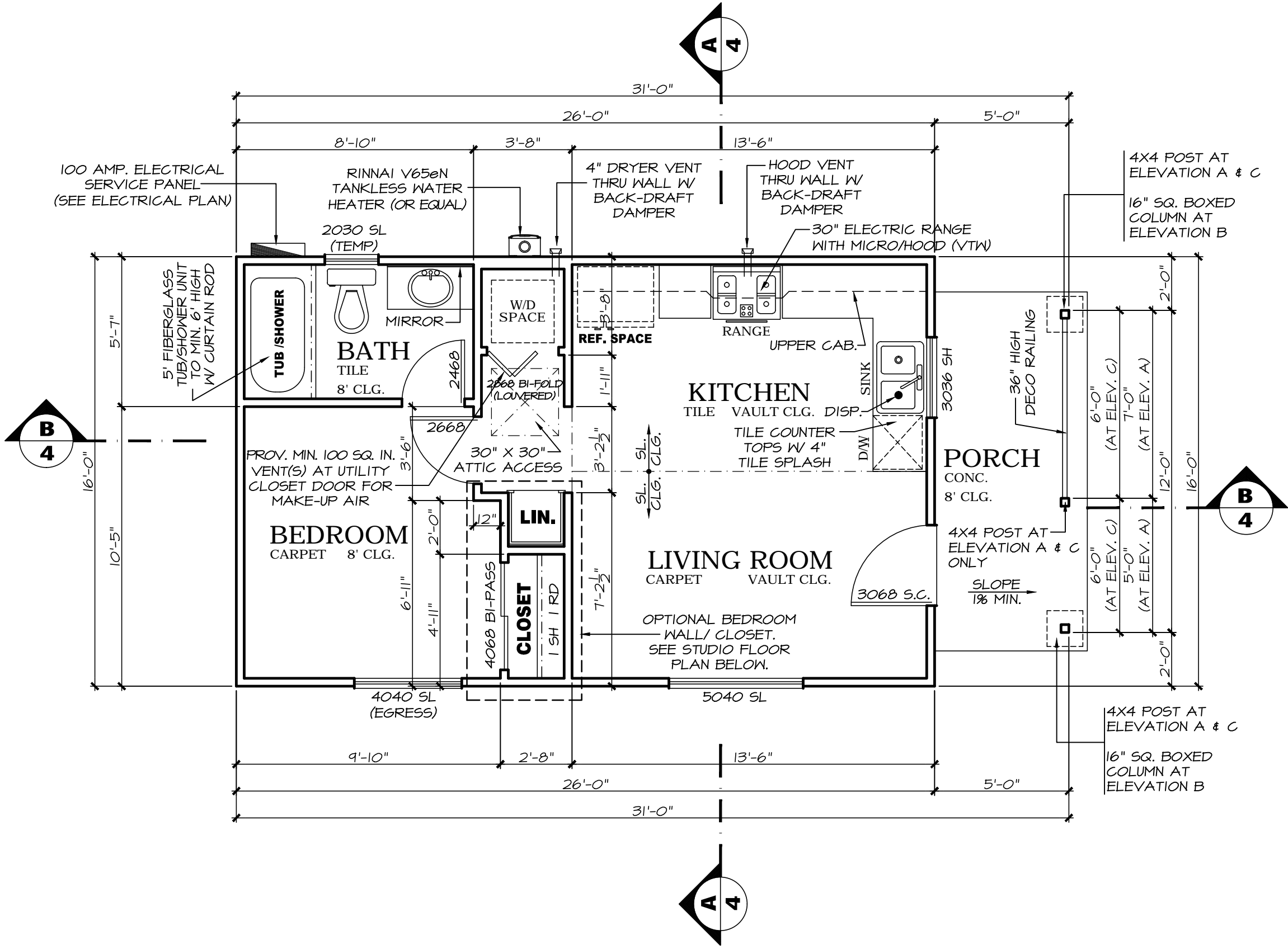
STUDIO FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 BEDRM PLAN
392 S.F.



FLOOR PLAN NOTES

CONSTRUCTION SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL (CRC), MECHANICAL (CMC), PLUMBING (CPC) AND ELECTRICAL (CEC) CODES, AND THE 2016 CALIFORNIA ENERGY CODE AS AMENDED BY LOCAL ORDINANCES.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AT JOBSITE PRIOR TO THE START OF ANY WORK.

IF ERRORS ARE FOUND WITHIN THESE DRAWINGS, THE DESIGNER SHALL BE CONSULTED FOR CORRECTIONS PRIOR TO CONTINUANCE OF WORK AFFECTED.

ALL FRAMING LUMBER SHALL BE D.F. #2 OR BETTER UNLESS NOTED OTHERWISE. PROVIDE FIRE BLOCKING AT FLOORS, CEILING COVES AND SOFFITS AND AT 10'-0" INTERVALS.

PROVIDE FIRE-STOP AT ALL FURRED DOWN AREAS INCLUDING ARCHED AREAS AT MAX. 10'-0" O.C. HORIZONTAL AND VERTICAL, AND AT ALL FLOOR AND CEILING LEVELS.

PROVIDE FIRE-STOP AT ALL COLUMNS AT MAX. 10'-0" HIGH.

FINGER JOINTED STUDS MUST BE GRADE STAMPED BY AN APPROVED ICBO INSPECTION AGENCY, AND CLEARLY SPECIFIED ON PLANS. (NO FINGER JOINTED STUDS SHALL BE USED IN ANY SHEAR WALL.)

WINDOW SILL HEIGHT SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE NET CLEAR OPENINGS TO THE FINISHED FLOOR IN ALL SLEEPING ROOMS.

FLOOR AND LANDINGS ON EACH SIDE OF DOORWAYS SHALL CONFORM TO THE REQUIREMENTS OF CRC R311.3.

A. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED AND SHALL EXTEND A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

B. LANDINGS SHALL BE NO MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD.

C. LANDINGS MAY BE NO MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

D. THE MINIMUM NET HEIGHT OF REQUIRED EGRESS DOORS SHALL BE NOT LESS THAN 78" MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE DOOR STOP.

THE ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.

FASTENERS AND CONNECTORS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED GALVANIZED STEEL PER CRC R317.3.1.

GYPSUM WALL BOARD NAILING SHALL BE IN ACCORDANCE WITH CRC TABLE R702.3.5 PRIOR TO COVERING NAILS.

AFTER INSTALLING HVAC EQUIPMENT AND WATER HEATING SYSTEMS, THE INSTALLER SHALL SUBMIT TO THE BUILDING DEPARTMENT AND THE OWNER, REGISTERED COPIES OF THE CF-6R SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION.

WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE FIXTURE. THE WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION.

CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS. WATER RESISTIVE GYP. BOARD IS NOT PERMITTED AT THESE LOCATIONS.

REGISTERED COPIES OF THE CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.

AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED R-VALUE.

JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED WITH GASKETS, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION.

EVERY MANUFACTURED AND SITE-BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACTOR, THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 116(A). I, THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR.

GREEN BUILDING STANDARDS

THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK-TYPE TOILETS.

SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWER HEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR SHOWER HEADS. (VOLUME IS LIMITED TO 2.0 GALLONS PER SHOWER AREA REGARDLESS OF THE NUMBER OF SHOWER HEADS)

THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

AREA SCHEDULE

RESIDENCE:	342 S.F.
PORCH:	60 S.F.
TOTAL COVERED AREA:	476 S.F.

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DATE: 03.28.17

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STANDARD PLAN #2 FOR:

CITY OF CLOVIS

1033 FIFTH STREET
CLOVIS, CA 93612
PHONE: 559.324-2300

SHEET

2

OF -

FLOOR PLAN

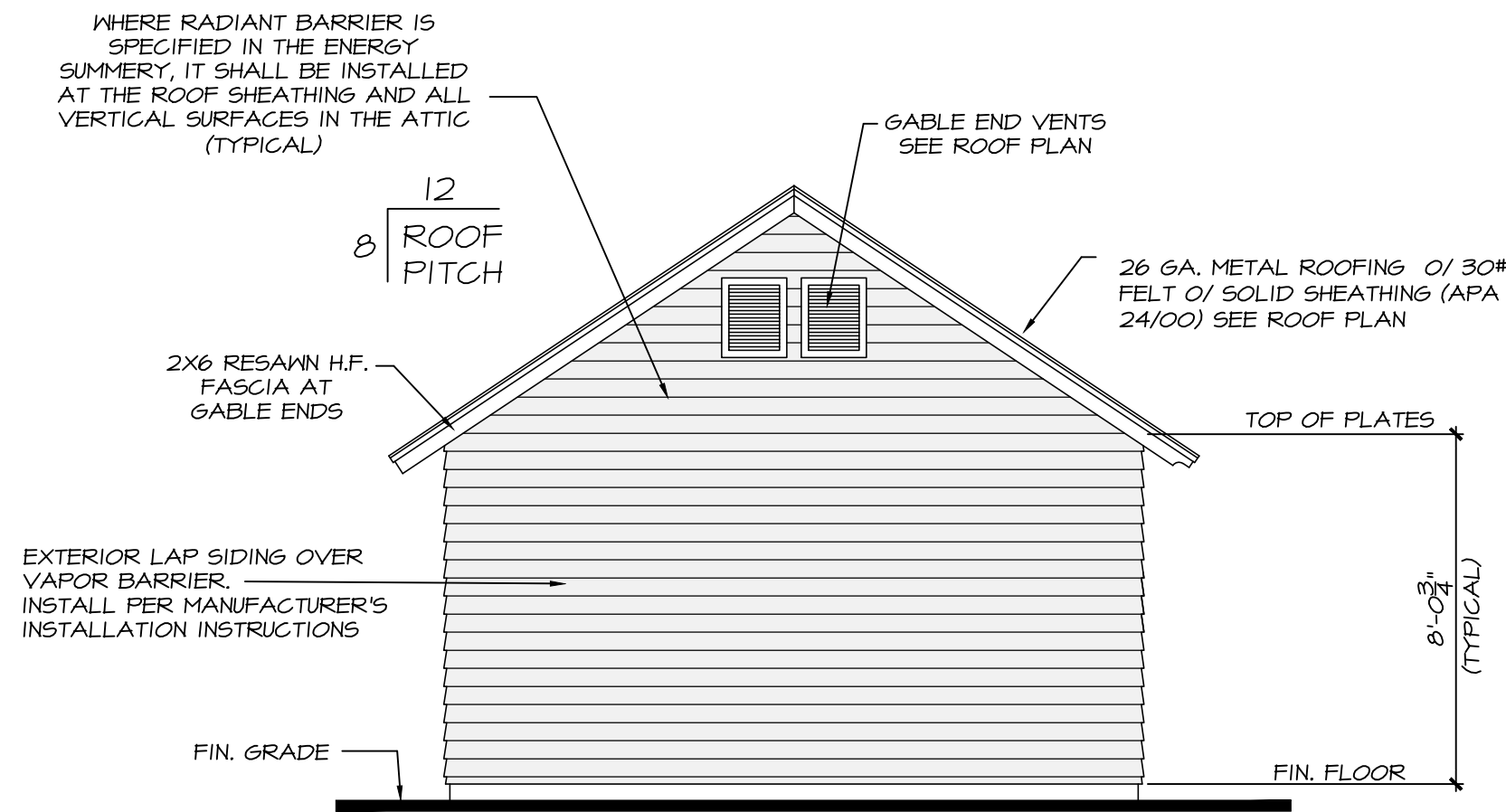
REVISIONS	DATE
REV	03.24.17
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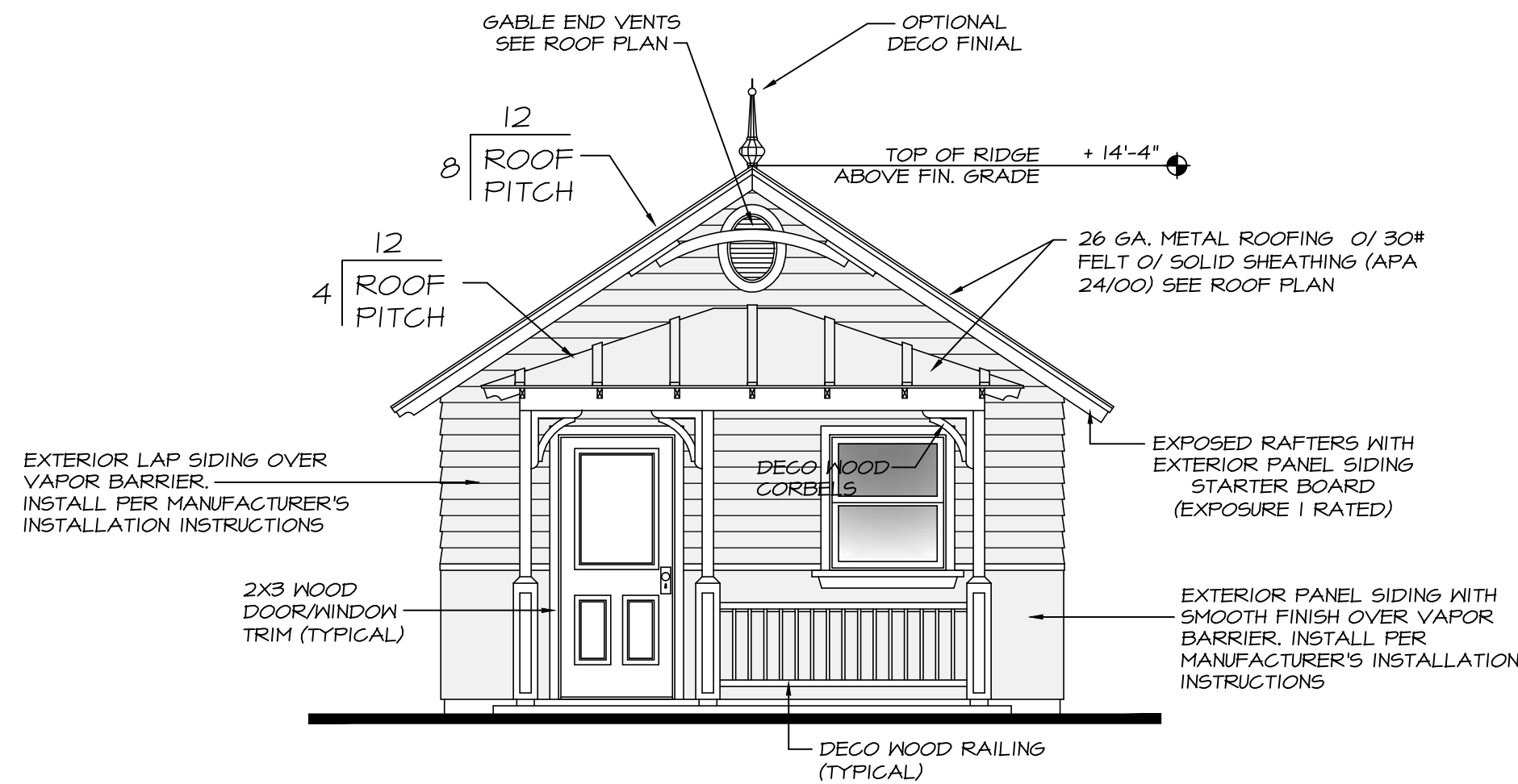
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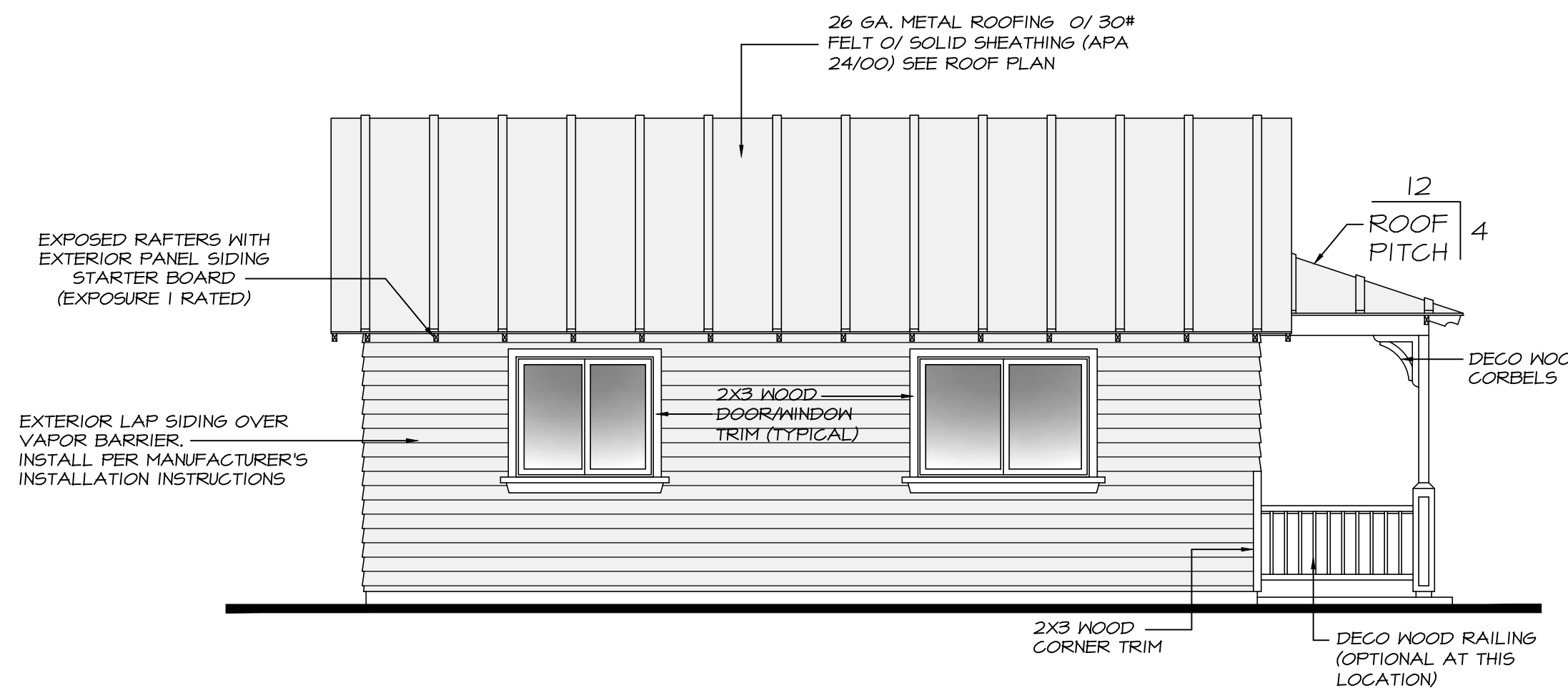
Plan 2



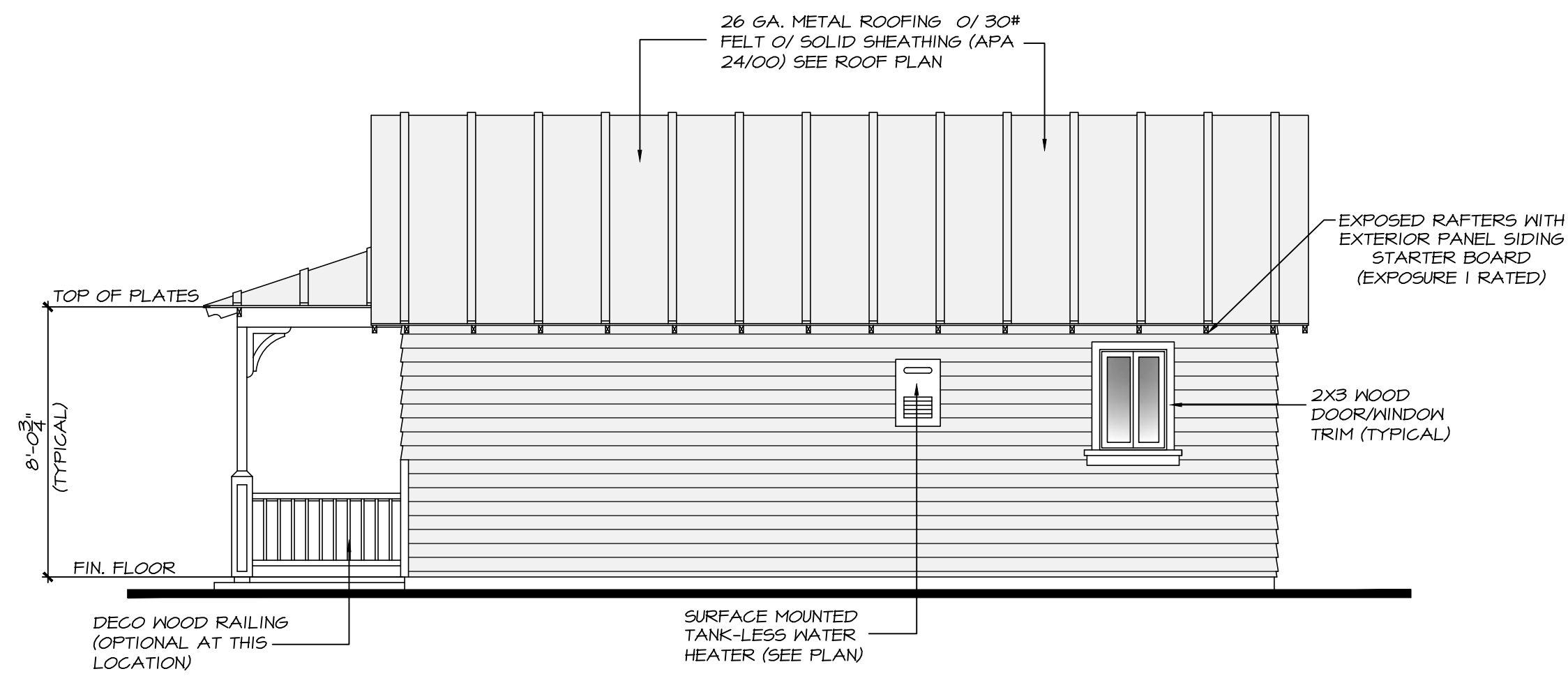
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FRONT ELEVATION - A
SCALE: 1/4" = 1'-0"



LEFT ELEVATION - A
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - A
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER CRC R103.2.

TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING CRC R103.6.3

DATE: 03.28.17

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STANDARD PLAN #2 FOR:

CITY OF CLOVIS

1033 FIFTH STREET
CLOVIS, CA 93612
PHONE: 559.324-2300

ELEVATION - A

SHEET

3.1

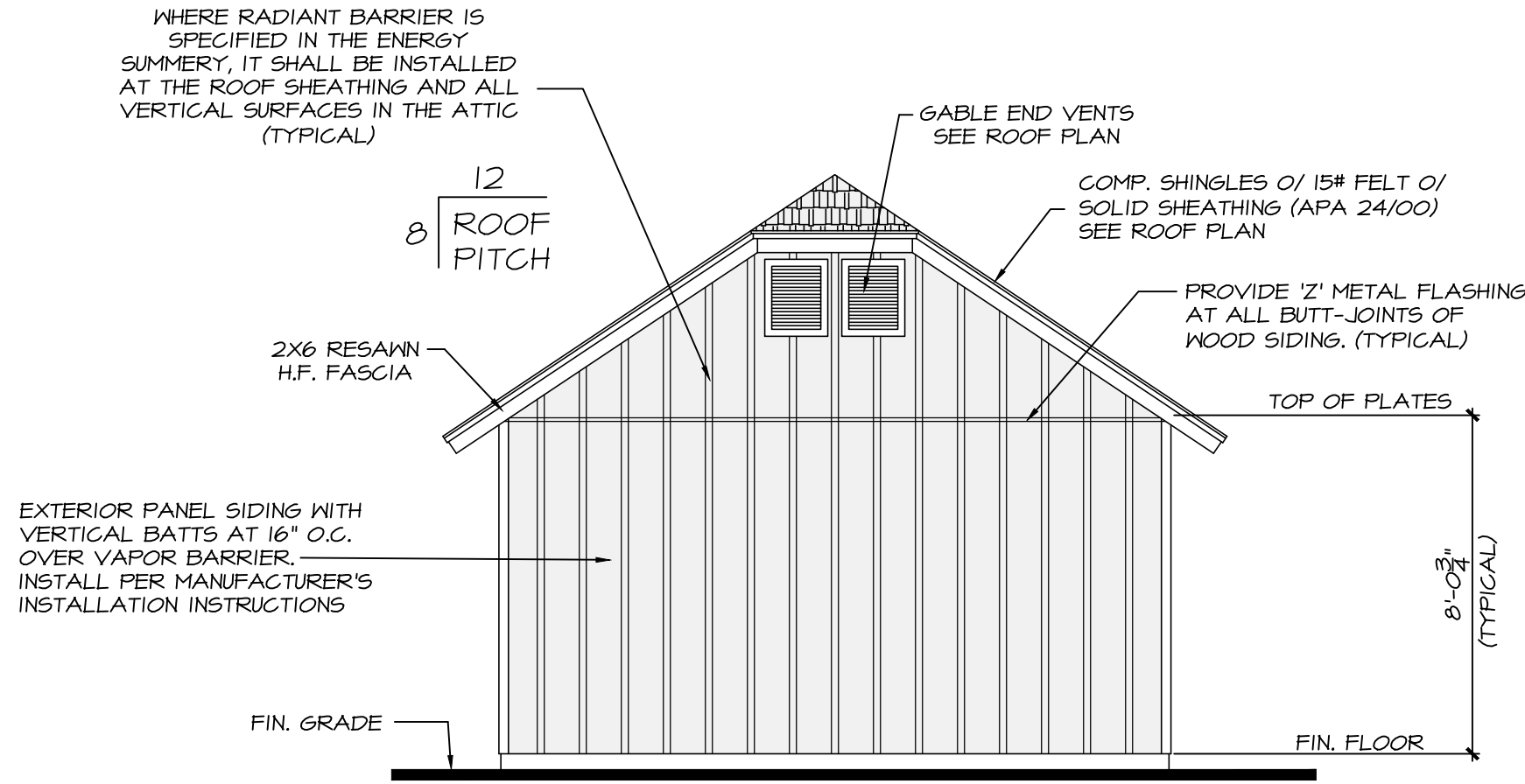
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PRE	03.24.17
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SUB	-
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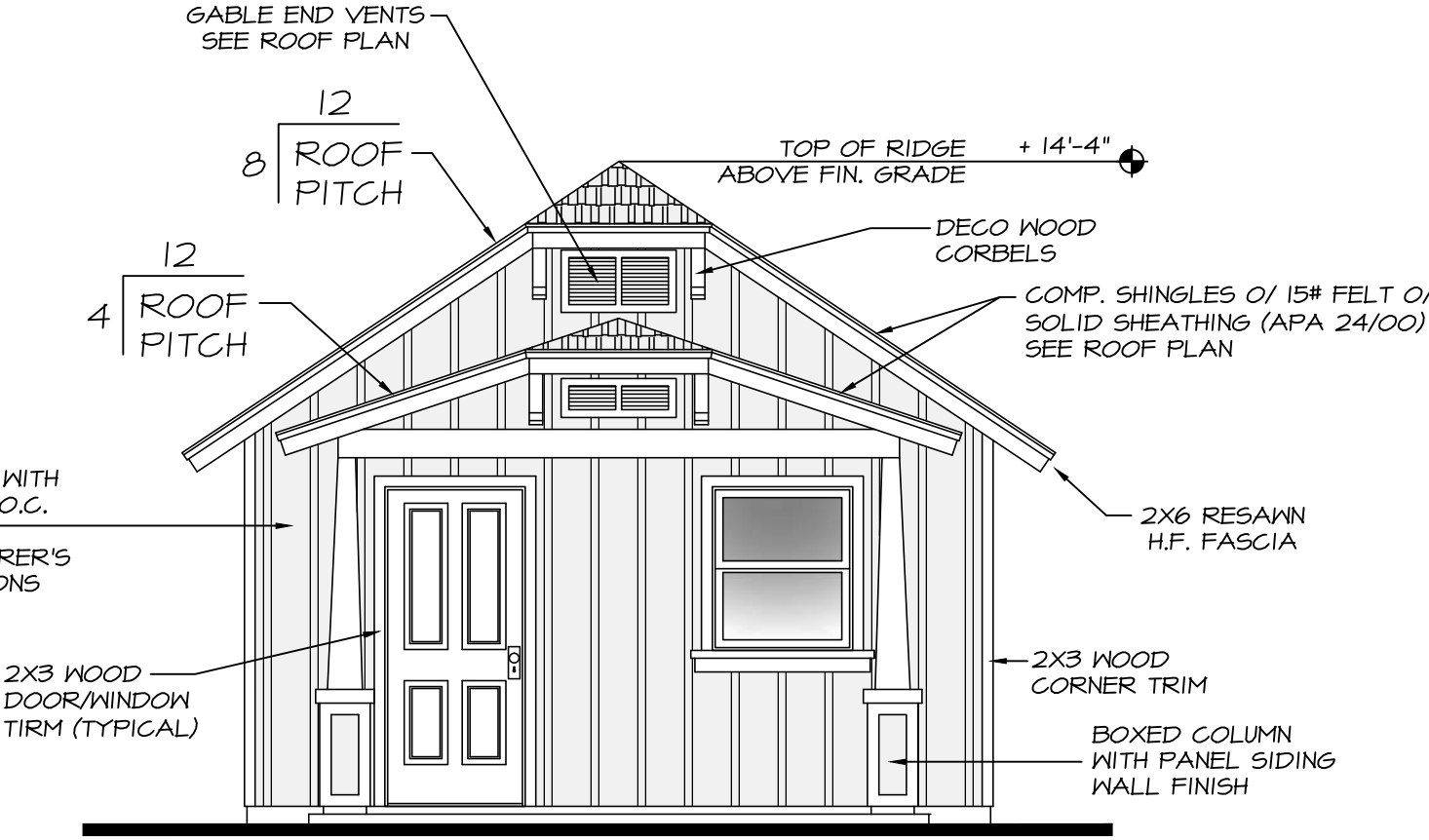
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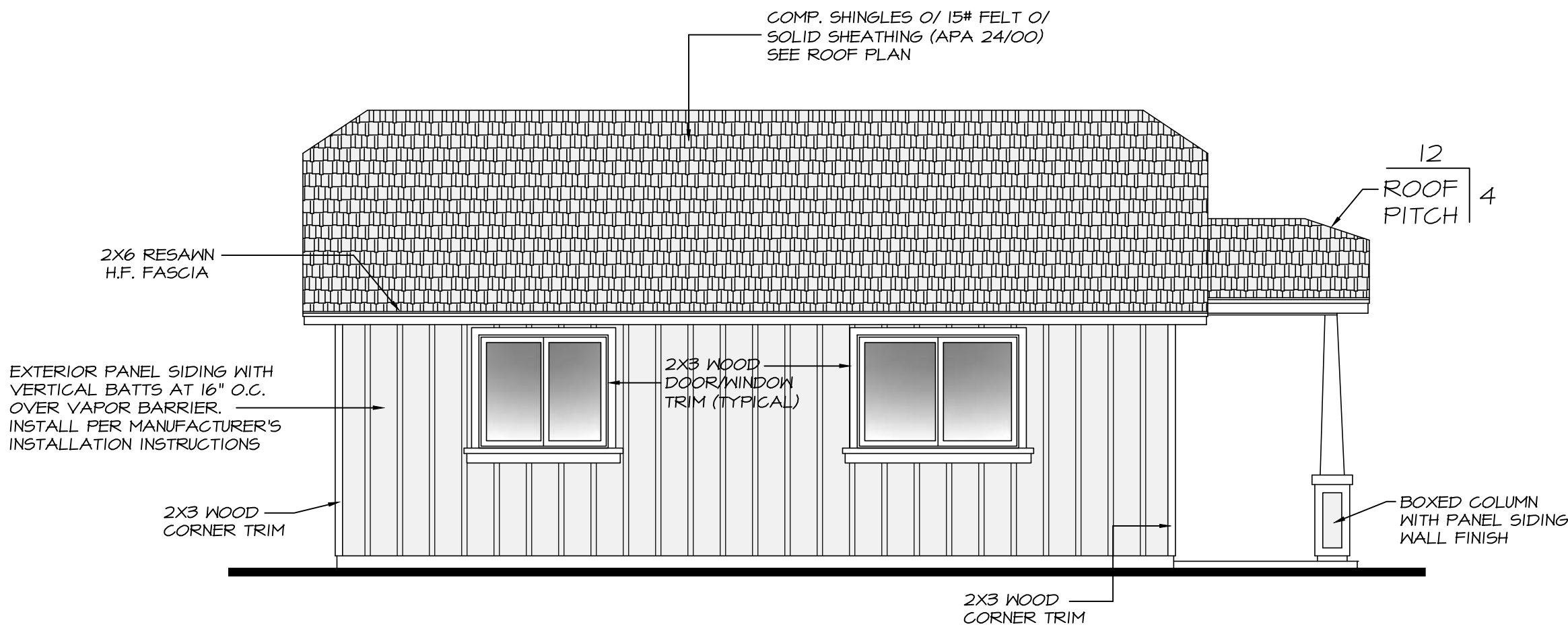
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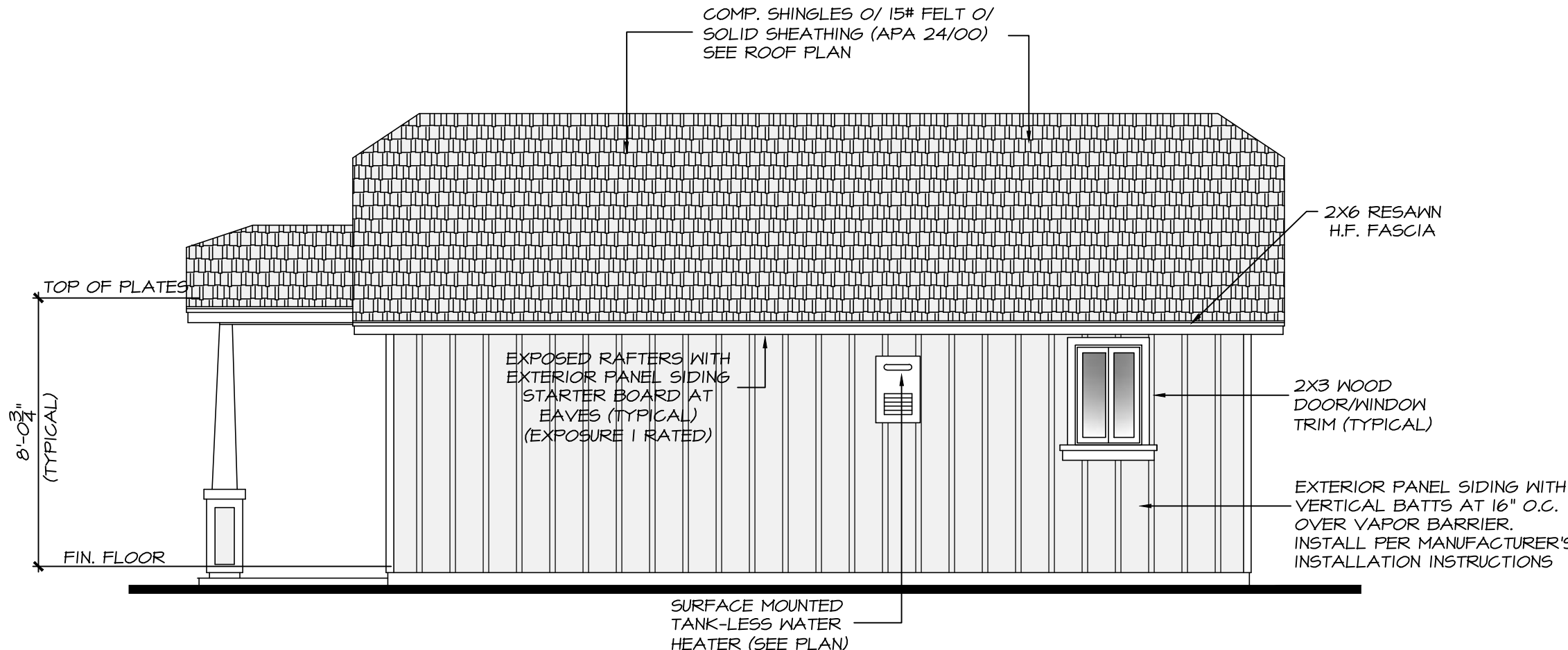
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SCALE: 1/4" = 1'-0"



LEFT ELEVATION - B

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - B

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER **GRC R103.2**.

TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING **GRC R103.6.3**

DATE: 03.28.17

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PHONE: 559.294.6534

STANDARD PLAN #2 FOR:

CITY OF CLOVIS

1033 FIFTH STREET
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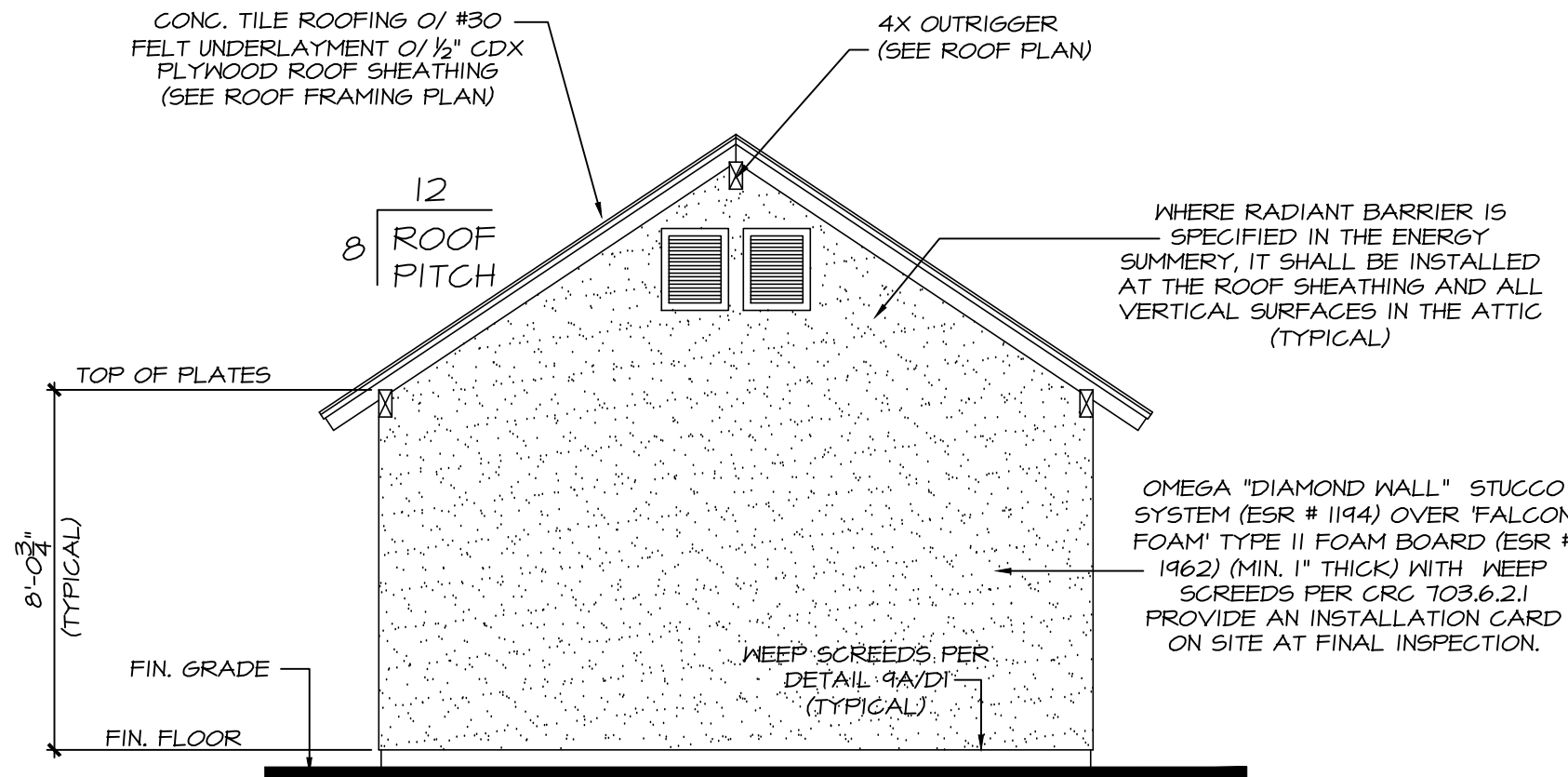
ELEVATION - B

SHEET

3.2

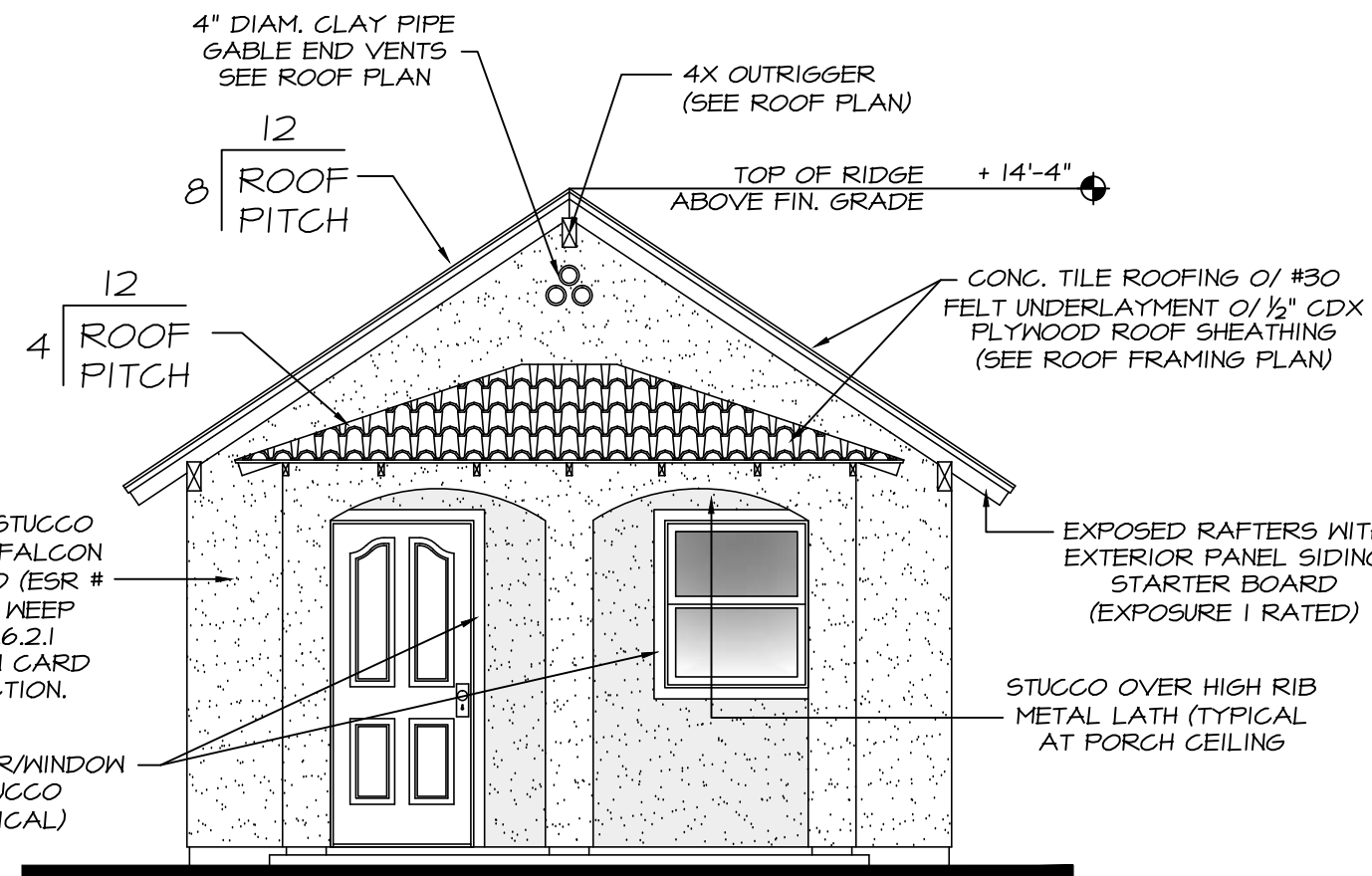
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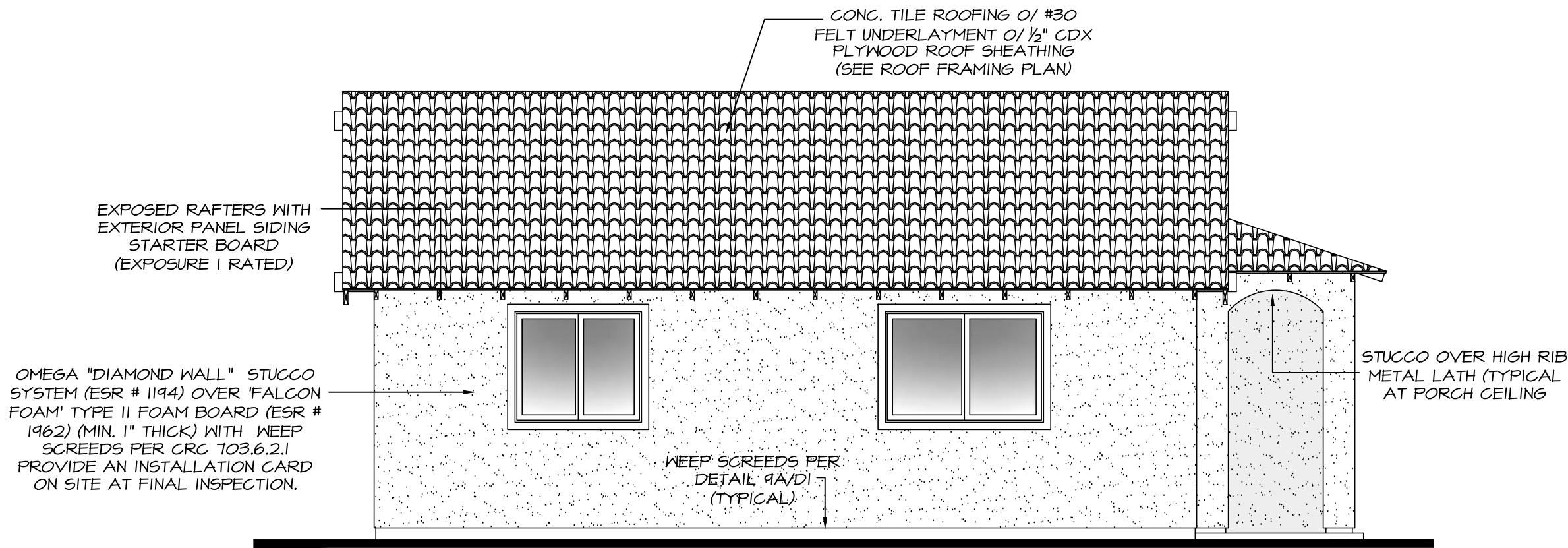
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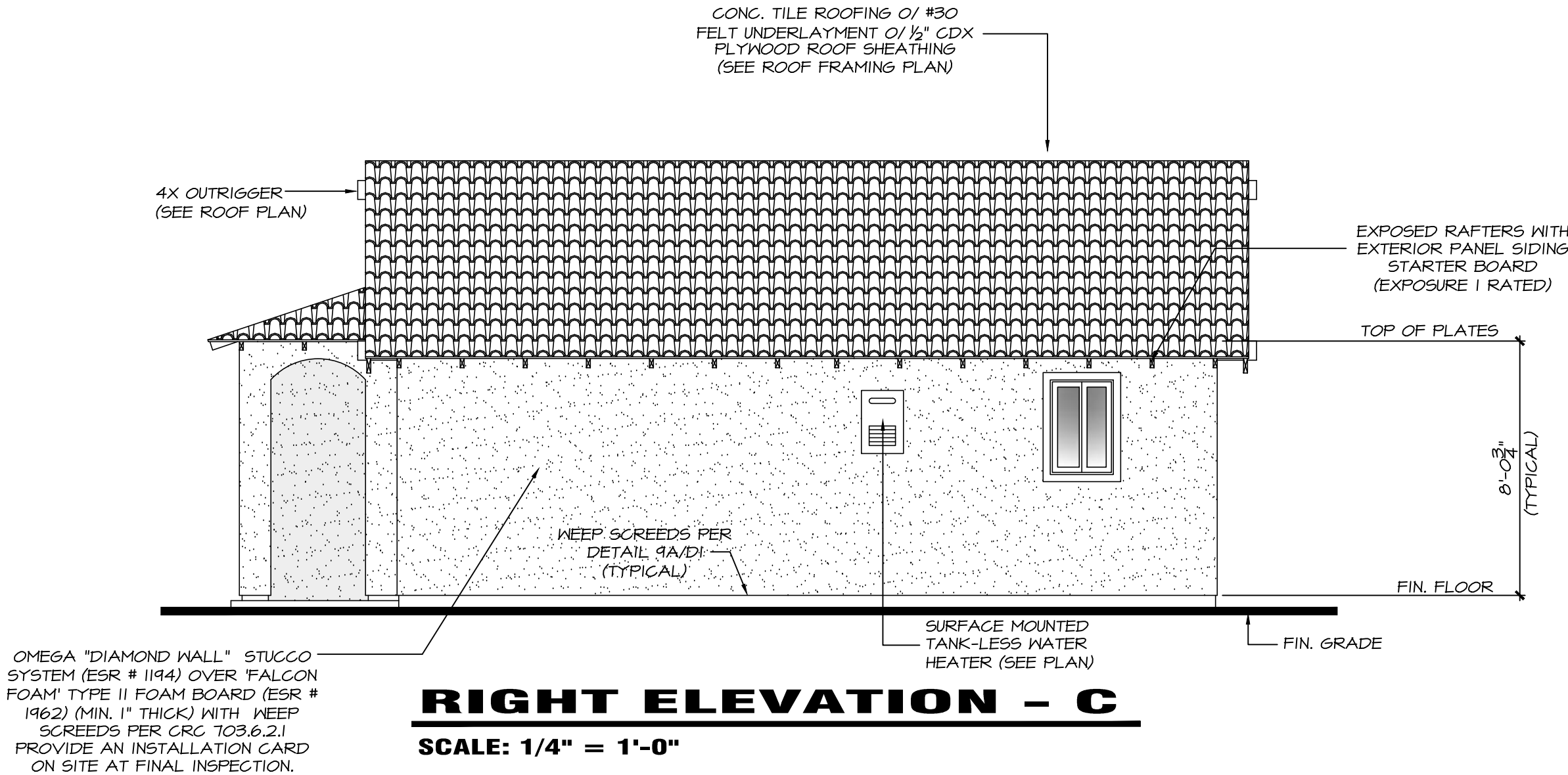
FRONT ELEVATION - C

SCALE: 1/4" = 1'-0"



LEFT ELEVATION - C

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - C

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

ALL LATH AND PLASTER SHALL COMPLY WITH
MANUFACTURER'S INSTALLATION INSTRUCTIONS
AND SHALL BE PROVIDED WITH KEEP SCREEDS
PER CRC T03.6.2.1

ALL STUCCO LATH SHALL BE APPLIED OVER A
WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING
PAPER) PER CRC R103.2.

TWO LAYERS TYPE 'D' BUILDING PAPER
UNDERLAYMENT IS REQUIRED WHERE LATH IS TO
BE APPLIED OVER WOOD SHEATHING CRC R103.6.3

PER ICC REPORT ESR 1194, A SPECIAL INSPECTION
IS REQUIRED FOR STUCCO;

1. LATH INSTALLATION, PRIOR TO COATING
APPLICATION
2. FIELD BATCHING AND MIXING OF
COMPONENTS.

DATE: 03.28.17

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STANDARD PLAN #2 FOR:

CITY OF CLOVIS

1033 FIFTH STREET

CLOVIS, CA 93612

PHONE: 559.324-2300

ELEVATION - C

SHEET

3.3

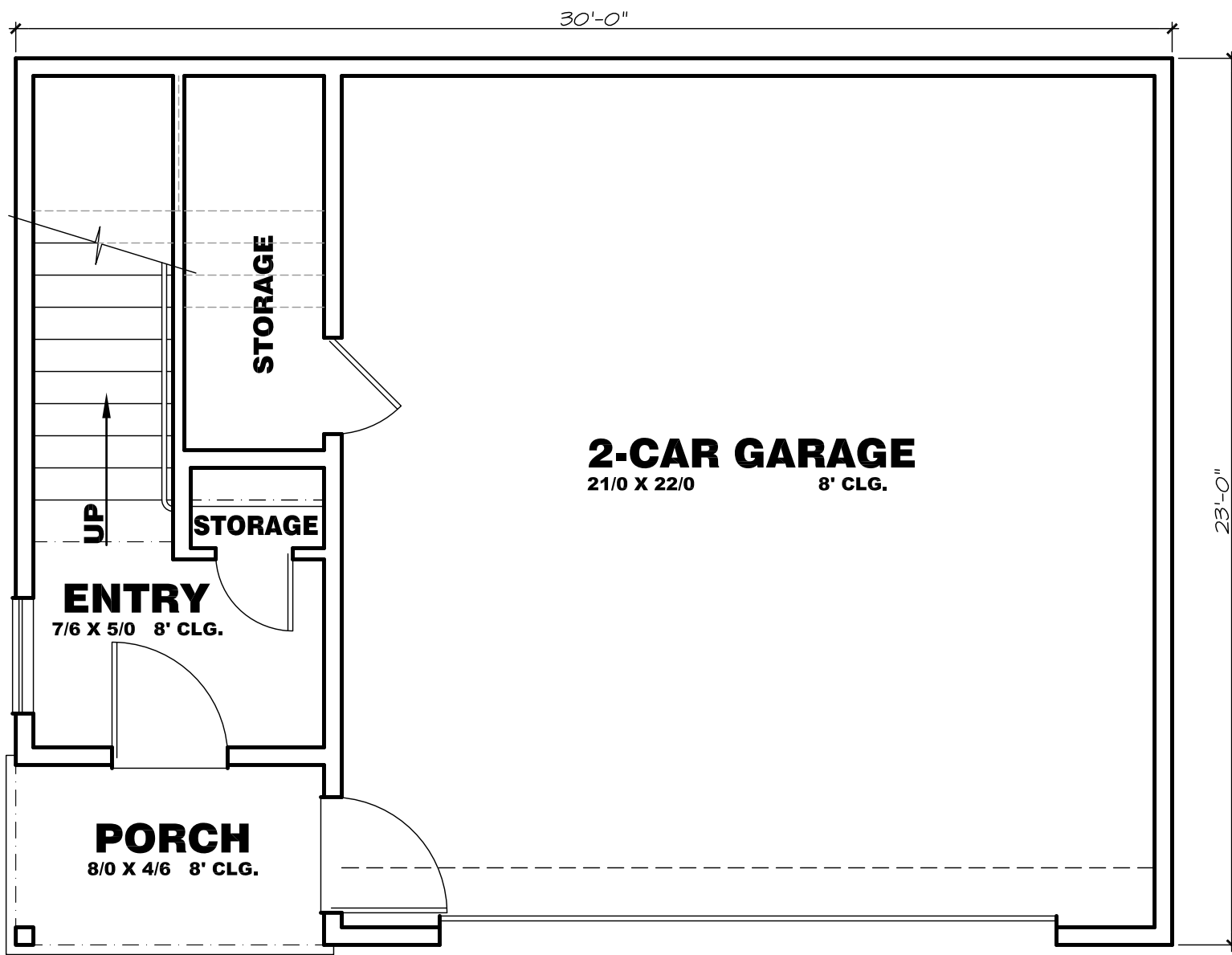
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REV	DATE
PRE	03.24.17
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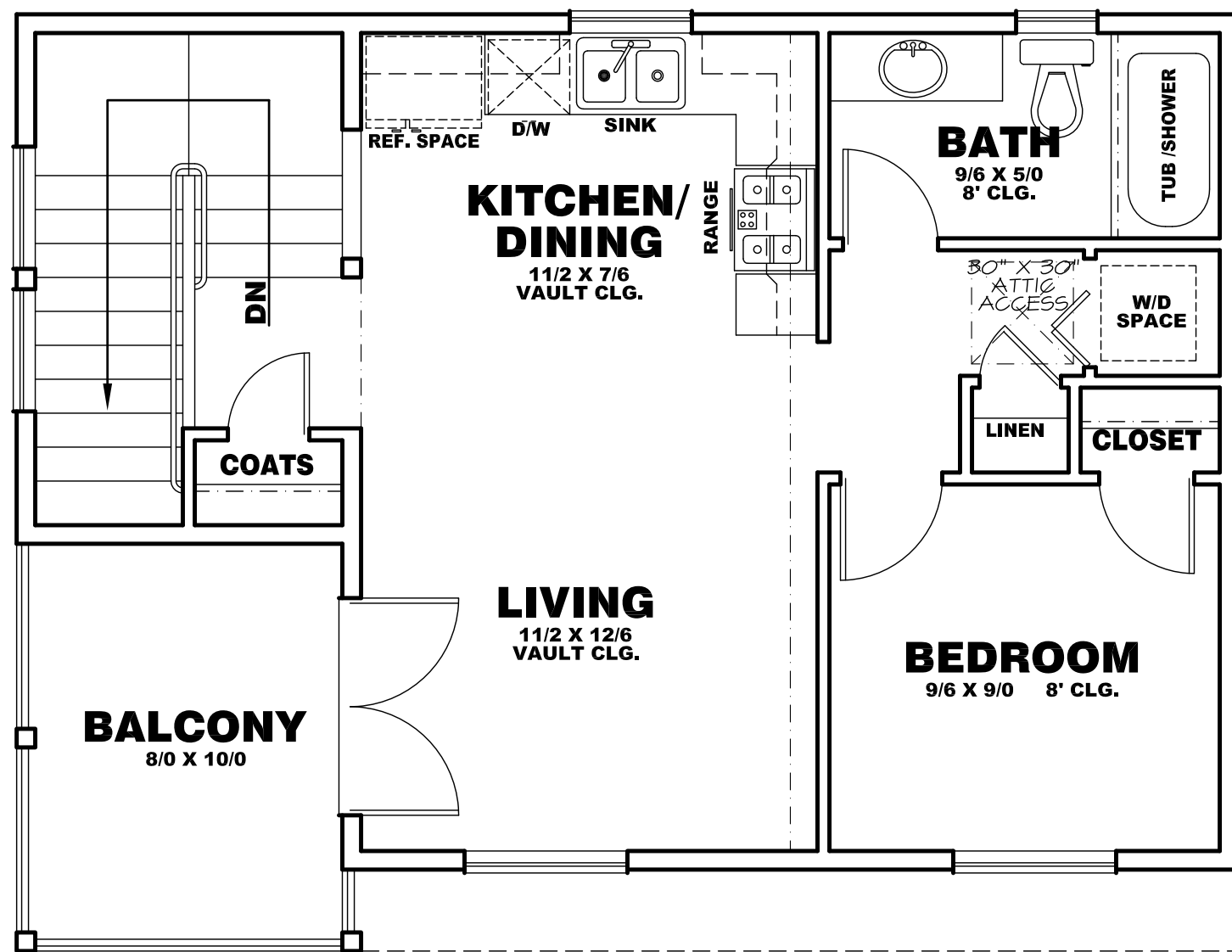
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1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

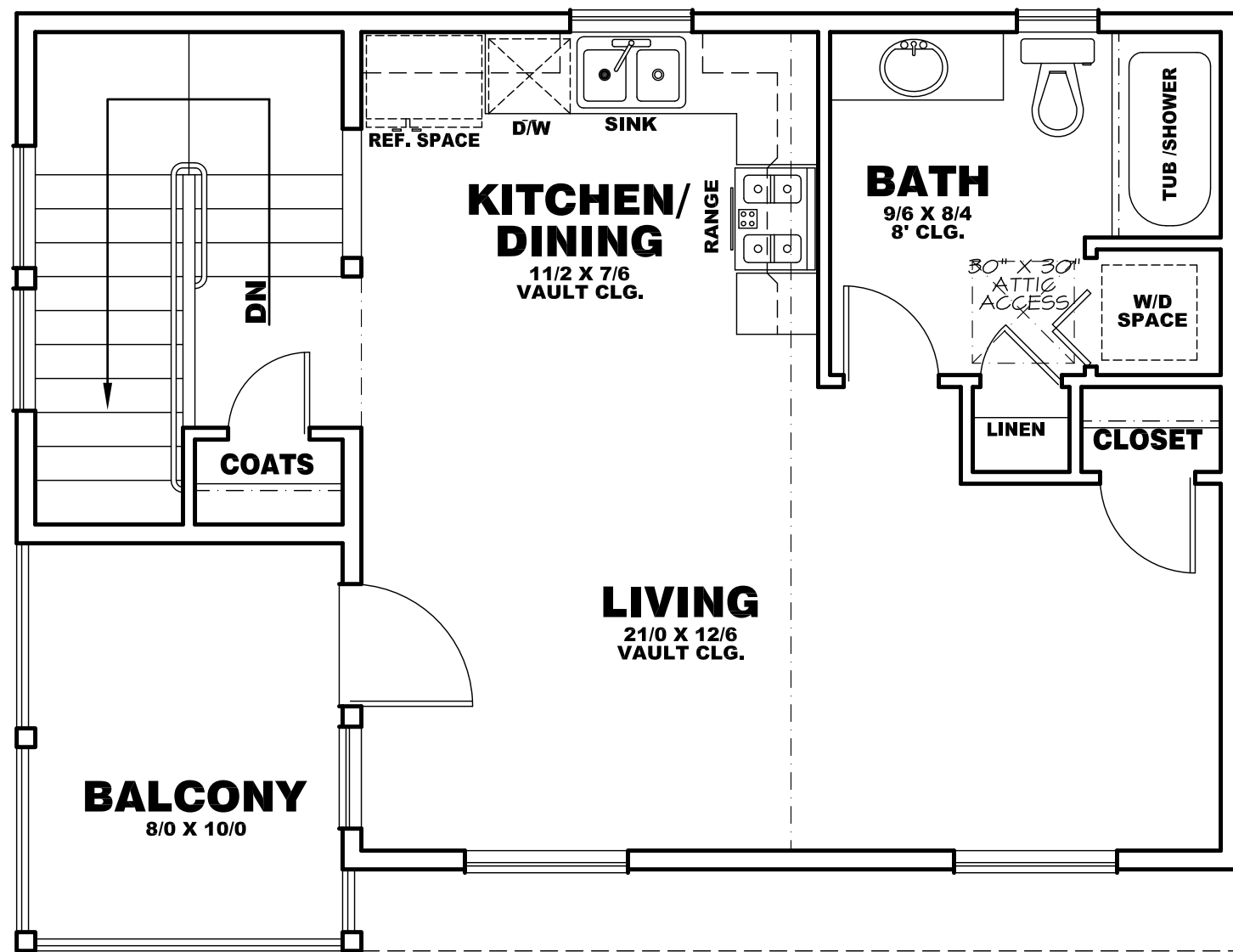
47 S.F.
506 S.F.



2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"

448 S.F.

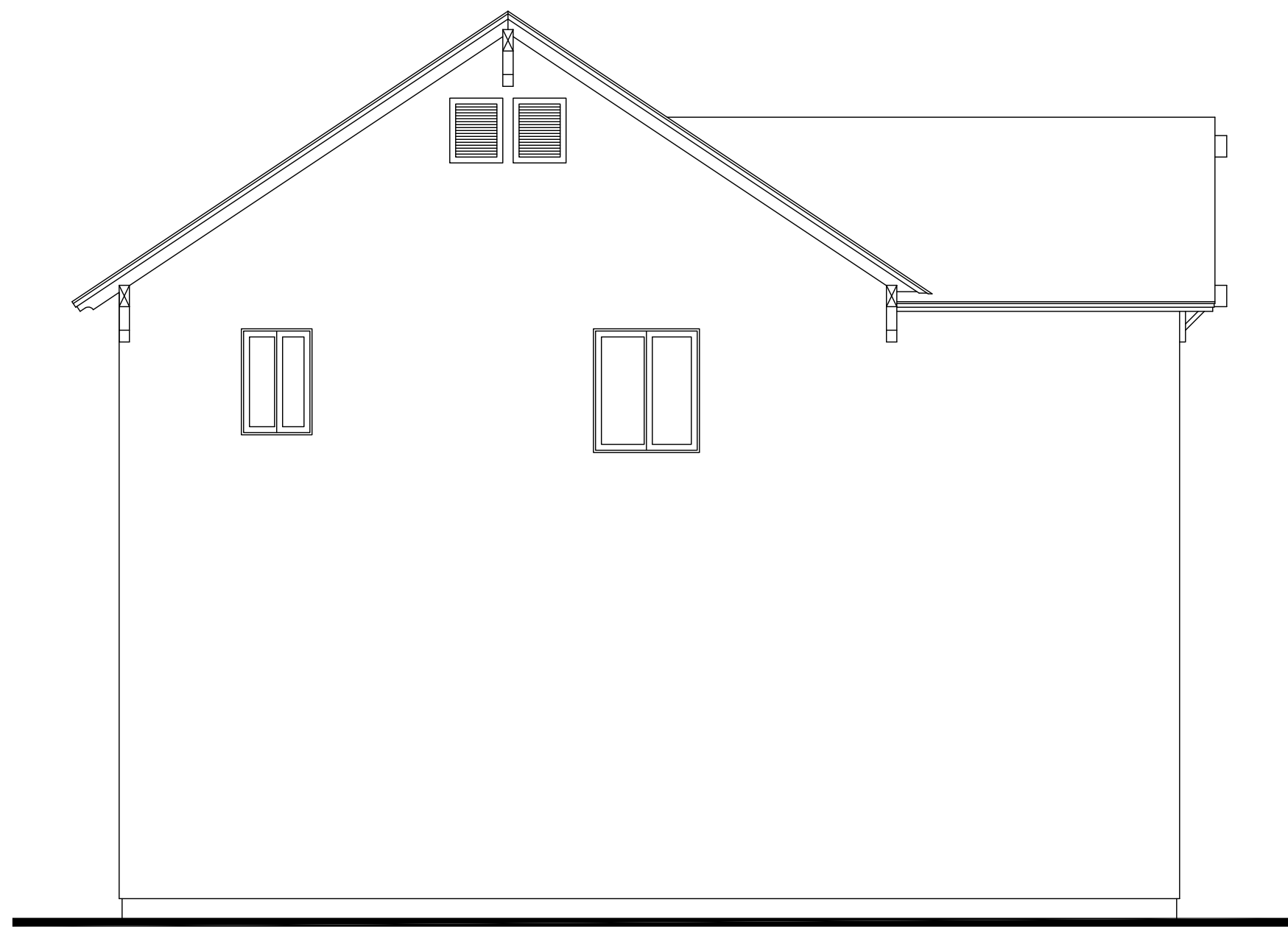


2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"

STUDIO PLAN
448 S.F.

AREA SCHEDULE		
RESIDENCE:	1st FLOOR	47 S.F.
	2nd FLOOR	448 S.F.
	TOTAL:	495 S.F.
GARAGE:		506 S.F.
PORCH:		31 S.F.
BALCONY:		80 S.F.
TOTAL BUILDING AREA:		1336 S.F.
TOTAL COVERED AREA:		640 S.F.



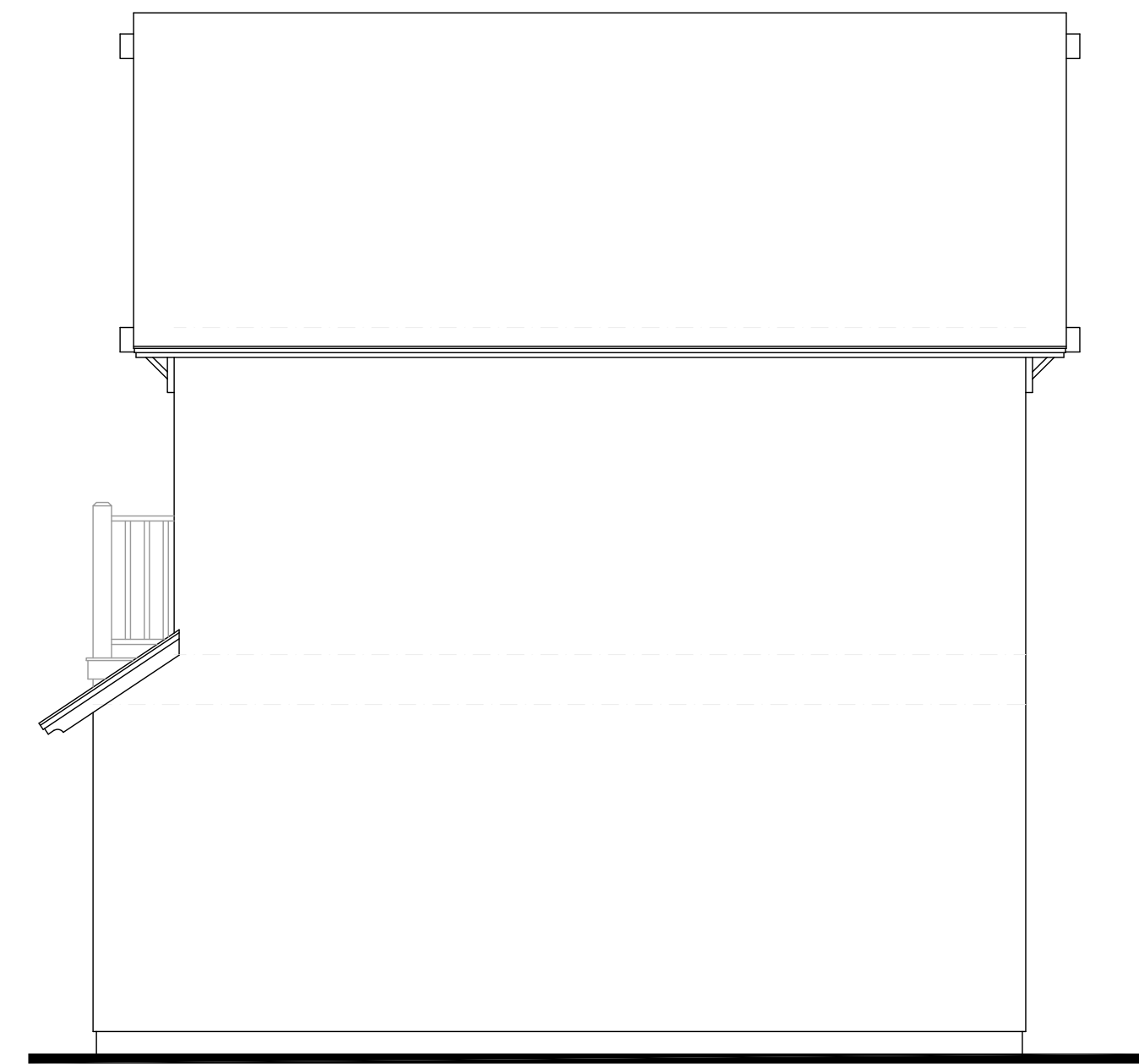
REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN 3

REVISIONS
REV. DATE

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CWB

DATE:

C W B DESIGNS

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CLOVIS, CA 93612

PHONE: 559.294.6534

STANDARD PLAN #3 FOR:

CITY OF CLOVIS

1033 FIFTH STREET

CLOVIS, CA 93612

PHONE: 559.324-2300

PRELIM

SHEET

1

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Plan 3